



Comhairle Chontae na Gaillimhe  
Galway County Council

**Draft**  
**Tuam Local Area Plan**  
2023-2029  
February 2023

## Table of Contents

---

1.0	Introduction .....	2
1.1	Strategic Context .....	2
1.1.1	Strategic Aims.....	3
	Document Structure .....	4
1.1.2	National Planning Framework .....	4
1.1.3	Regional Spatial and Economic Strategy .....	4
1.1.4	Galway County Development Plan 2022-2028 .....	5
1.1.5	Tuam Local Transport Plan .....	6
1.1.6	Tuam Regeneration Masterplan .....	6
1.2	Profile of Tuam .....	7
1.3	Plan Issues, Considerations and Challenges .....	7
1.4	Climate Change .....	9
1.5	Universal Access .....	9
1.6	Land Use Zones .....	9
1.6.1	Land Use Matrix Table .....	12
1.6.2	Land Use Management .....	15
1.6.3	Development Management Guidelines .....	16
2.1	Town Centre and Regeneration .....	17
2.2	Residential Development.....	19
2.3	Residential Infill Development .....	19
2.4	Economic and Enterprise Development .....	19
2.5	Employment.....	21
2.6	Community Facilities .....	21
2.7	Built and Cultural Heritage.....	22
2.8	Agriculture.....	23
2.9	Transportation and Movement – Local Transport Plan .....	23
2.10	Water Supply and Wastewater Treatment .....	29
2.11	Flood Risk Management.....	29
3.0	Opportunity Sites .....	30
4.0	Policy Objectives .....	34

*“To promote Tuam as a thriving, vibrant market town, providing a focus for future residential, economic & social development sustainably, encouraging new development and capitalising on the town's unique historical identity and character, as well as its accessibility, thereby realising Tuam's potential as well as supporting the surrounding rural hinterland. “*

## **1.0 Introduction**

The Tuam Local Area Plan (LAP) is a land-use plan and overall strategy for the development of Tuam Key Town over the period 2023-2029. The Plan shall have effect 4 weeks from the date of adoption by the Tuam Municipal District Members. It shall cease to have effect at the expiration of 6 years from that date unless the plan period is extended by resolution under Section 12 (d) to (f) of the Planning and Development Act 2000 (as amended). The plan's successful implementation will positively impact Tuam, ensuring that it develops sustainably and complements the current Galway County Development Plan 2022-2028 (GCDP).

### **1.1 Strategic Context**

The Tuam Local Area Plan sets out the overall development strategy and planning policy objectives for the town for the coming years, which seeks to provide for the medium-term planning and development benefit for Tuam as a Key Town identified in the Regional Spatial and Economic Strategy (RSES) and which is also reflected in the GCDP. The Core Strategy, Settlement Hierarchy and Housing Need and Demand Assessment outlined in Chapter 2 of the GCDP set out the growth agenda for the town of Tuam.

This Local Area Plan will also support economic growth, education services and community-related development in line with proper planning and sustainable development principles. The LAP's policy objectives, guidance and standards have also been informed by best practice, national planning guidance and the GCDP, where appropriate. The Local Transport Plan (LTP) sets out a clear strategy for sustainable development that is closely aligned with sustainable transportation. The Environmental Reports have also informed the preparation of the Local Area Plan.

This plan has been prepared in the context of the following National and Regional Plans, Policies and Guidelines:

National Planning Framework – Ireland 2040
National Development Plan 2018 - 2027
Regional Spatial and Economic Strategy for the Northern and Western Region 2020 - 2032
Galway County Council Local Economic and Community Plan (2017)
Local Area Plans – Guidelines for Planning Authorities (2013)
Tuam Regeneration Masterplan (2021)
Town Centre First Policy (2022)
Galway County Council Climate Change Adaptation Strategy 2019 -2024
Climate Action Plan (2023)
Urban Development and Building Height Guidelines for Planning Authorities
Design Standards for New Apartments (2022)
Realising our Rural Potential: Action Plan for Rural Development
Retail Planning Guidelines (2012)
Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009 - 2020
Making Remote Work: National Remote Work Strategy 2021
Strategy for the Future Development of National and Regional Greenways, 2018
The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)
Appropriate Assessment of Plans and Projects – Guidance for Planning Authorities (2009)
Disability Action Plan Framework

### 1.1.1 Strategic Aims

The Local Area Plan will continue to support Tuam in its vital role as an economic driver in north County Galway. The town will fulfil its role as identified in the RSES to provide sustainable compact growth with access to good local services and critical infrastructure.

This can be achieved through the following aims:

- Promote development of the Town Centre to enhance the vitality and viability of Tuam with a focus on providing for retail, commercial and residential development. Development will be focused within the town centre to act as the economic, social and cultural hub of the town.
- Support investment in regeneration and other town centre improvement works to maintain Tuam as an attractive place to live, work, visit and study.
- Ensure sustainable settlement patterns, including the provision of necessary planning framework to accommodate educational, community, leisure and recreational facilities to satisfactorily complement the population increase.
- Tuam is strategically located as a centre for growth in North Connacht, it has excellent connections to the motorway route from Limerick to Sligo as well as motorway linkages to Galway and Dublin. It has the opportunity to develop as the focus for future development in North Connacht, providing the infrastructure and services for its surrounding small towns, villages and rural hinterlands.
- Promote future residential development in Tuam with sustainable, liveable and safe neighbourhoods supported by good quality services and infrastructure as appropriate, including social infrastructure with retail, community and amenity areas.
- Encourage the promotion of sustainable mobility, including walking and cycling, in accordance with the aspirations of the Local Transport Plan and support the continued provision of investment in public transport.
- Recognises the town's potential as an attractive place for people and locals to enjoy by promoting local amenities such as the Palace Grounds, Tuam Stadium, local sporting facilities such as a rugby club, GAA club and football clubs and Leisure Centre.
- Promoting and facilitating the appropriate growth of the Town, while protecting the built, cultural and natural heritage of Tuam in accordance with applicable legislation and policy. This also includes consideration of particular features of Tuam capitalising on the existing historic fabric of the town. Supporting development in Tuam in a sensitive manner which conserves and protects the historic core, recognising the towns cultural and historic built environment as a valuable asset.

## Document Structure

There are three key components of this Local Area Plan, which are outlined below:

- **Section 1:** This section contains the Written Statement for the LAP, which includes a zoning matrix table, the development strategy for the life of the Plan and a suite of Policy Objectives.
- **Section 2:** This section contains the land use zoning and Strategic Flood Risk Assessment maps.
- **Section 3:** Local Transport Plan.

### 1.1.2 National Planning Framework

The National Planning Framework was published on 16<sup>th</sup> February 2018 and is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. Tuam has been defined as an Urban Settlement by the CSO, as mentioned in the National Planning Framework (NPF). National Policy Objective (NPO) 9 states that settlements such as Tuam may be identified for significant (i.e., 30% or more above 2016 population levels) rates of population growth at regional and local planning stages.

As set out in the NPF, the resident workforce total is 3,270 in Tuam, with total jobs stated as 3,700. This equates to a jobs ratio of 1.13, which is average for the Northwest Region. A primary focus of the NPF is to deliver an increased level of population, jobs and activity generally within existing urban areas, i.e., Tuam, rather than solely relying on the development of greenfield sites, which is less sustainable. This approach now requires an imaginative approach to planning for the future. High-quality architectural, bespoke solutions should now be developed to provide for high-quality, desirable places that can attract more people and generate new employment opportunities within the existing footprint of towns such as Tuam.

### 1.1.3 Regional Spatial and Economic Strategy

Tuam is designated as one of eight Key Towns located in the Northwest Region. This designation is set out in the RSES, which requires balanced growth within the Key Towns. Key towns are defined as regionally strategic employment centres of significant scale that can act as regional drivers that complement and support the higher-order urban areas within the settlement hierarchy. They also have the potential to accommodate a significant level of growth in population and employment through appropriate investment in infrastructure, support services and placemaking initiatives.

Regional Policy Objective (RPO) 3.1 of the RSES seeks to develop urban places of regional scale by delivering significant compact growth in Key Towns, including Tuam. The RPO also sets out an agenda to develop derelict and underutilised sites, with an initial focus within the town core. The Opportunity Sites are identified to support the appropriate and sustainable development or redevelopment where appropriate of lands within town boundary. The RSES also states that delivery can only be achieved with critical enabling infrastructure and services, thus ensuring that Tuam grows as a prosperous place with employment and sustainable housing opportunities.

Key Towns are regionally strategic employment centres of significant scale that can act as regional drivers that complement and support the higher-order urban areas within the settlement hierarchy, i.e., the Galway Metropolitan Area.

RPO 3.2 requires delivering at least 30% of all new homes targeted in settlements with a population of at least 1,500 within the existing CSO-defined built footprints. RPO 3.5 identifies the concept of

quality green infrastructure within and adjacent to Key Towns such as Tuam. The plan has been prepared to focus on consolidated sustainable growth where access to employment opportunities and key infrastructure support is provided to enhance the quality of life.

The RSES outlines key future priorities for Tuam, as follows:

- To develop Tuam as the focus for future development in North Galway, providing the infrastructure and services for its surrounding small towns/villages and rural lands.
- Ensure existing businesses are supported in their continued growth in a planned and cohesive manner.
- Promote Tuam as a destination for business, growing the economy to a scale appropriate to its strategic location, capitalising on its enhanced connectivity and role as a Support Town within the context of the Galway Metropolitan Area, Athlone and Sligo Regional Centres.
- Address deficiencies in the existing pedestrian/cycling network, promoting walking/cycling and broader Smarter Travel initiatives, and reducing car dependency, are other key considerations.
- Support the development of Tuam in a sensitive manner that conserves and protects the historic core, recognising the town's cultural and historic built environment as a valuable asset whilst harnessing the economic, social and cultural value that it presents for current and future generations.
- Capitalise on the compact urban form of Tuam town centre by encouraging greater connectivity for new development, which promotes and encourages walking and cycling, ensuring that principles of sustainable transportation along with practical design measures become central to the development of new neighbourhoods.
- Support the provision of a sports facility including an athletics track serving the town and its hinterland with associated recreational facilities, changing rooms and amenities as part of an integrated mixed-use sports development in an appropriate and sustainable location convenient to the town, transport networks and future public transport.

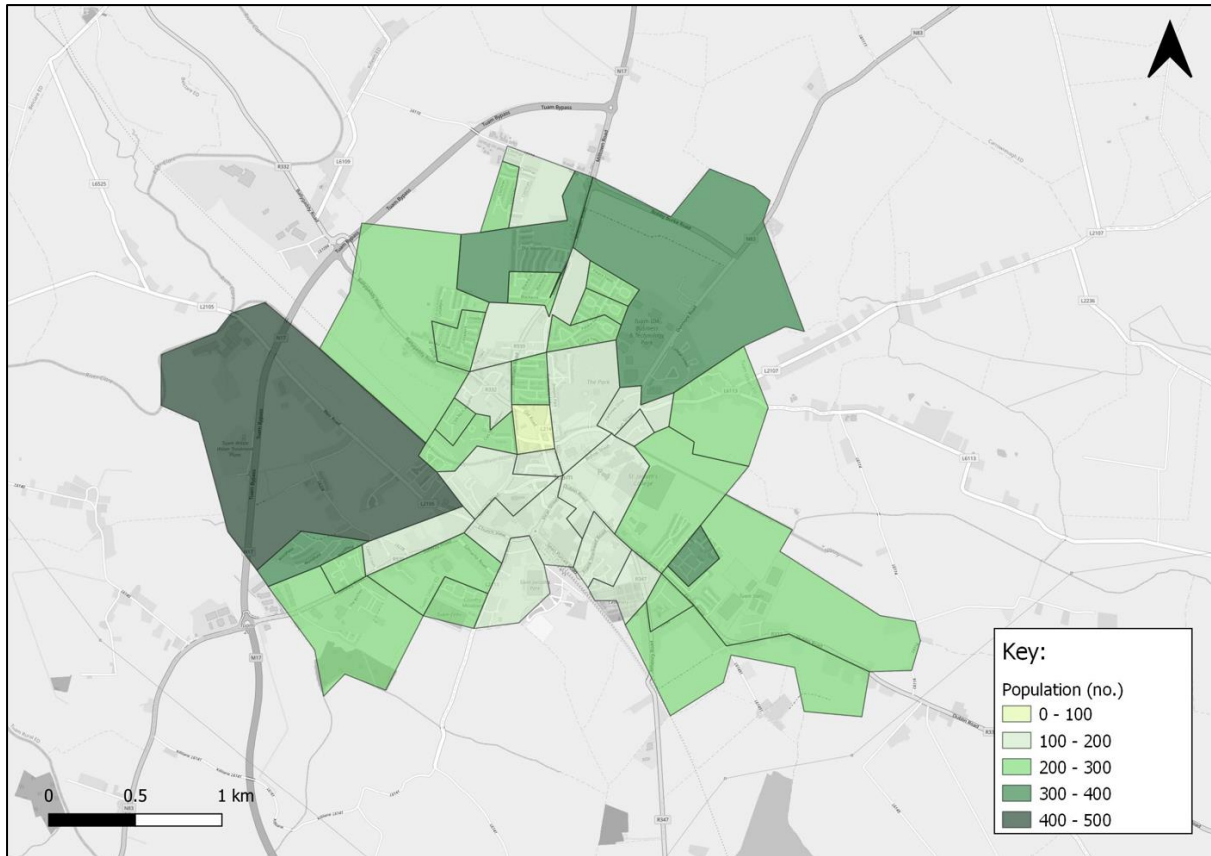
#### 1.1.4 Galway County Development Plan 2022-2028

The Core Strategy sets out a significant population growth level within Tuam. Specifically, *Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy* of the (GCDP) provides for an increase in the population of 2,630 over the plan period of 2022 – 2028.

This additional population will be accommodated with additional 1,060 dwelling units. In addition, as per the requirements of RPO 3.2, there are circa 454 residential units to be delivered on infill/brownfield sites.

Settlement Typology	CSO 2016	Core Strategy Allocation	Residential Units to be Delivered on Greenfield Sites	Density	Quantum of Greenfield Land Required for Residential Development	Residential Units to be Delivered on Infill/Brownfield Sites
Tuam Key Town	8,767	2,630	1,060	35	30.3	454

**Table 1** Core Strategy Table for Tuam



**Figure 1** Tuam Population by Small Area

This plan accords with the Core Strategy as set out in *Chapter 2 Core Strategy, Housing Strategy and Settlement Strategy*, contained in the GCDP, as appropriate lands have been identified and reserved to accommodate the forecasted growth within the plan period.

### 1.1.5 Tuam Local Transport Plan

The Tuam Local Transport Plan (LTP) provides an overview of the policy and guidance at national, regional and local level that has been utilised to inform development of the plan, measures identification and the appraisal process. The Galway County Transport and Planning Study (GCTPS) proposes a range of measures which will collectively deliver enhancements and changes in travel behaviours within the County which adhere to the policy objectives of both the GCTPS and the GCDP. It is noted that the LTP will build upon key recommendations within the GCDP and GCTPS to deliver a framework of local measures to support modal shift for internal journeys and promote connectivity to public transport services through the provision of a multi-modal hub to allow for seamless connections and last mile journeys. The Tuam LTP will also consider key connections within the town and develop infrastructure to improve these linkages to existing amenities and facilities and consider improvements to support the identification of key corridor movements from Tuam identified within the GCTPS including connections to Galway, Athenry and Ballinasloe. The LTP identifies existing opportunities and constraints in the Tuam area.

### 1.1.6 Tuam Regeneration Masterplan

The Tuam Regeneration Masterplan seeks to address the Social, Economic, Cultural and Environmental opportunities and challenges within Tuam and incorporates them into a

comprehensive Regeneration Plan. Understanding the socio-economic profile of Tuam is a very important starting point in planning for a more sustainable and successful future of the town.

The Regeneration Masterplan identifies a series of aspirational proposals which are compatible and complementary within the current planning framework of the town as determined in the previous Tuam Local Area Plan 2018-2024, which is reflected within the Tuam Local Area Plan 2023-2029. The proposed Local Area Plan has taken cognisance of the Tuam Regeneration Masterplan and supports and facilitates the implementation of proposals outlined therein.

The Masterplan sets out a shared vision and aspiration proposals that together have the capacity to transform the centre of Tuam over the next 10-15 years and the document contains an Implementation Plan and Action Plan to support this. It is noted that the Masterplan is a strategic document which identifies priorities for funding and investment opportunities for the town of Tuam. The masterplan concepts were shaped from the vision of the Tuam Local Area Plan 2018-2024. There are six key principles outlined for Tuam, as follows:

- To prioritise development at sustainable densities within walkable catchment of the town centre.
- Sustain town centre vibrancy through mixed-use development.
- Encourage ground floor uses and a responsive approach to their management.
- Ensure permeability through foot and cycle links that stimulate modal shift from the car.
- Enrich and connect open spaces to increase biodiversity and contact with nature.
- Invest in quality to catalyse regeneration.

## **1.2 Profile of Tuam**

Tuam is located approximately 33km north of Galway City. The Town is strategically located on the M17/M18 Motorway network, which provides a direct connection to Ireland West Airport Knock, Shannon Airport and Limerick, and a connection to the M6 via the M17 links the Town to Dublin. The geographical location of Tuam makes it accessible to most major towns and tourist attractions in Connacht.

Tuam has been designated as a Key Town in the RSES. Tuam has a strong potential to accommodate the projected growth of 30%. The town is primed regarding available zoned employment and residential lands. As well as being a centre of education, the town centre focuses on commercial development and a variety of existing shops, restaurants and services for the local population offering a good quality of life.

According to the 2016 Census, the population of Tuam and its environs was approximately 8,767 persons, an increase of 525 persons from the 2011 Census figure. The 2016 Census results indicated that less than 10% of the population in Tuam and the surrounding rural area are working in agriculture, fishing or forestry. The majority of the working-age population within the settlement of Tuam are employed in manufacturing; this equates to 25%, with 20% in commerce and trade and 21% in professional industries.

## **1.3 Plan Issues, Considerations and Challenges**

The proper planning and sustainable development of Tuam encompasses a wide range of issues, considerations and challenges. The plan seeks to balance the wide-ranging and sometimes competing needs of the local community, landowners and the environment, along with promoting the role of



Tuam in the settlement hierarchy established within the GCDP. Some of the plan's key issues, considerations and challenges are set out hereunder:

- **Common Vision:** A common strategic vision needs to be developed that provides a positive framework for future growth, consolidation and enhancement of the town in accordance with the principles of proper planning and sustainable development.
- **Adherence to the Core Strategy:** The Core Strategy of the GCDP has identified a target population growth of up to 2,630 persons for Tuam to 2028, which results in a maximum requirement for 30.3 ha of zoned residential land.
- **Population Growth:** Tuam has experienced sustained growth patterns since the last Census period. As outlined in the previous Galway County Development Plan 2015-2021, the forecasted level of population growth to 2016 was 8,600 persons. This was exceeded by 167 in the 2016 Census figures.
- **Strategic Location:** Tuam is strategically located as a centre for growth in Connacht and North County Galway. It has excellent connections to the motorway route from Limerick to Sligo and motorway linkages to Galway and Dublin. It has the opportunity to develop as the focus for future development in North County Galway, providing the infrastructure and services for its surrounding small towns/villages and rural lands.
- **Economic Activity:** Ensuring existing businesses, including those centrally located, are supported in their continued growth in a planned and cohesive manner, and promote a flexible approach to their expansion/redevelopment. Promoting Tuam as a destination for business, growing the economy to a scale appropriate to its strategic location, and capitalising on its enhanced connectivity and role as a Key Town.
- **Infrastructure and Transportation:** Infrastructure needs to keep pace of servicing future developments. At the same time, compliance with statutory obligations to achieve and maintain good water quality status under the EU Water Framework Directive and associated national legislation is also an important priority. Limited availability of public transport services to date has resulted in traffic congestion in the town centre, therefore addressing deficiencies in the existing pedestrian/cycling network, promoting walk/cycling and broader Smart Travel initiatives, along with reducing car dependency, are other key considerations in the Local Area Plan process. A Local Transport Plan has been prepared for Tuam and accompanies this LAP.
- **Heritage & Environment:** Promoting and facilitating the appropriate growth of the Town while protecting the built, cultural and natural heritage of Tuam under applicable legislation and policy. This also includes consideration of particular features of Tuam, capitalising on the existing historic fabric of the town. Support development in Tuam in a sensitive manner that conserves and protects the historic core, recognising the town's cultural and historic built environment as a valuable asset.
- **Flooding:** Potential flood issues in the plan area are an essential consideration in the preparation of the new Local Area Plan, particularly when zoning lands for various uses, and as such, the new Local Area Plan will be guided by the Strategic Flood Risk Assessment for County Galway, the Stage 2 Specific Flood Risk Assessment carried out for the town as part of the plan-making process and *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*, as updated in Circular PL2/2014.

## 1.4 Climate Change

Climate change and its associated challenges have been covered throughout the GCDP as an embedded theme. In particular *Chapter 14 Climate Change, Energy and Renewable Resource* details the nature and extent of climate change and how it impacts people's lives, society and the broader economy. In accordance with the GCDP, this LAP seeks to create and develop well-planned sustainable communities where sustainable modes of travel are encouraged to local facilities such as education, work and commercial activity.

The development of local renewable and low carbon energy sources will be encouraged in Tuam through retrofitting and as part of new development proposals in accordance with the Local Authority Renewable Energy Strategy (LARES) and proper planning and sustainable development. Incorporating Sustainable Urban Drainage Systems (SuDS) for surface water management will also be utilised where possible. In certain instances, innovative (SuDS) solutions can be used to enhance local biodiversity within streets and open spaces.

The Tuam LAP is subject to a Stage 2 Strategic Flood Risk Assessment. The Stage 2 Flood Risk Assessment undertaken accords with the *Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009*. These Guidelines recommend that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects and this approach has been followed in the preparation of the LAP and the undertaking of the Strategic Flood Risk Assessment.

## 1.5 Universal Access

*Chapter 3 Placemaking, Regeneration and Urban Living* of the Galway County Development Plan 2022-2028, sets broad placemaking principles, including inclusivity and universal design. In accordance with the aspirations set out within the chapter, this Plan will ensure that Tuam is an inclusive and accessible place for everyone, paying particular attention to the needs of those with specific planning and design needs. There are a variety of ways in which this can be achieved, including improving access to services and amenities within the plan area and creating a pleasant environment that is inviting and attractive to people.

Policy Objective **TKT 22** sets out the requirements that must be reached for new development in Tuam. This will ensure that due consideration is given to the needs of those with impaired mobility or disabled persons as required by the Disability Act 2005 (as amended). It will also assist in ensuring that Tuam becomes an accessibility-friendly town.

## 1.6 Land Use Zones

Zoning	Policy Objective	Description
Existing Residential & Residential Infill	To protect and improve the residential amenities of existing residential areas.	To provide for house improvements, alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenities.

Residential Phase 1	To protect, provide and improve residential amenity areas within the lifetime of this plan.	To facilitate the provision of high-quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures to meet household needs and promote balanced communities.
Residential Phase 2	To protect, provide and improve residential amenity areas.	To facilitate the provision of high-quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. Phase 2 residential is generally not developable during the lifetime of this plan, subject to the provisions below. (*Single House developments for family members on family-owned lands: *Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area; *Where it is apparent that R-Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some residential (Phase 2 lands).
Town Centre/Commercial	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for "Living over the Shop" scheme Residential accommodation or other ancillary residential accommodation.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments, ensuring a mix of commercial, recreation and civic uses.
Commercial/Mixed-Use	To provide for the development of commercial and complementary mixed uses on	To facilitate the further development and improvement of existing employment areas and to facilitate

	suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.	opportunities for developing new high-quality commercial/mixed-use developments in a good-quality physical environment.
Business and Enterprise	To provide for the development of business and enterprise.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for developing new high-quality business and enterprise developments in a good-quality physical environment.
Business and Technology	To provide for the development of business and technology.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and technology developments in a good quality physical environment.
Industrial	Promote the sustainable development of industrial and industrial-related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for developing new high-quality industrial developments in a good-quality physical environment.
Community Facilities	To provide for civic, community and educational facilities.	To facilitate the development of the necessary community, health, religious, educational, social and civic infrastructure.
Tourism	To promote and encourage cultural, historical and tourism potential for Tuam as a Key Town.	To facilitate the development and improvement of tourism facilities that exist in Tuam. Encourage new tourism development and investment where appropriate.
Public Utility	To maintain lands providing service infrastructure.	To allow lands to be designated for public utilities such as wastewater treatment plants.

<b>Open Space/Recreation and Amenity</b>	To protect and enhance existing open space and provide recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, and playing fields.
<b>Agriculture</b>	To promote the development of agriculture and agriculture-related uses in accordance with proper planning and sustainable development.	To facilitate the further development of agriculture and facilitate opportunities for farm diversification with agriculture-related uses.
<b>Transport Infrastructure</b>	Facilitate the provision and maintenance of essential transportation infrastructure.	To allow for the reservation of lands to facilitate public roads, footpaths, harbours, canals, cycleways, bus stops and landscaping together with any necessary associated works, as appropriate.

### 1.6.1 Land Use Matrix Table

Land Uses												
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	*OS	A	PU	TI
Amusement	O	N	N	N	N	N	O	N	N	N	N	N
ATM	P	O	O	O	O	O	O	O	N	N	N	N
Bank/Building Society	P	N	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	N	N	N	N	O	N	N	N	N	N
B&B (Bed & Breakfast) <sup>1</sup>	O	O	O <sup>1</sup>	N	N	N	P	N	N	O <sup>1</sup>	N	N
Betting Office	O	N	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N	N	N	O	N	N
Café <sup>2</sup>	P	P	O	O <sup>2</sup>	N	O <sup>2</sup>	P	O <sup>2</sup>	N	N	N	N
Caravan Park – Holiday	N	N	N	N	N	N	O	N	N	N	N	N
Cash & Carry	O	O	N	O	N	O	N	N	N	N	N	N
Casual Trading	O	O	N	N	N	N	O	N	N	N	N	N
Cinema	P	O	N	N	N	O	O	N	N	N	N	N
Conference Centre	P	P	N	N	O	O	O	O	N	N	N	N
Data-Centres/Web-Hosting Centres	P	P	N	O	P	P	N	N	N	N	N	N
Drive-through Restaurant	O	O	N	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	N	O	O	P	N	N	N	N	N	N
	C1	C2	R	I	BT	BE	T	CF	*OS	A	PU	TI
Extractive Industry	N	N	N	N	N	N	N	N	N	O	N	N
Garden Centre	O	P	N	N	N	O	N	N	*O	N	N	N
GP & Medical related Services	P	P	O	N	N	N	N	O	N	N	N	N
Guesthouse <sup>1</sup>	P	O	O <sup>1</sup>	N	N	N	P	O	N	O <sup>1</sup>	N	N
Hair Dressing Salon/Personal/Grooming	P	O	O	N	N	N	N	N	N	N	N	N
Home-based Economic Activity <sup>1</sup>	O	O	O <sup>1</sup>	N	N	N	N	N	N	O <sup>1</sup>	N	N
Hostel	P	O	O	N	N	N	P	N	N	N	N	N
Hotel	P	O	O	N	N	N	P	N	N	N	N	N
Household Fuel Depot	N	O	N	O	N	O	N	N	N	N	N	N
Industrial – Light Use	N	N	N	P	N	O	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	O	N	P	O	O	N	N	N	N	N	N
Media Recording & General Media Associated Uses	O	O	O	O	O	P	N	N	N	N	N	N
Motor Sales Showroom	O	O	N	O	N	O	N	N	N	N	N	N
Night-club	O	N	N	N	N	N	O	N	N	N	N	N
Office (<100m <sup>2</sup> )	P	O	O	N	N	N	N	O	N	O	N	N
Office (100m <sup>2</sup> to 1000m <sup>2</sup> )	O	P	N	O	P	O	N	N	N	N	N	N

<b>Land Uses</b>												
Office Park (>1000m <sup>2</sup> )	N	O	N	O	P	O	N	N	N	N	N	N
Petrol Station	O	O	N	O	N	O	N	N	N	N	N	N
Professional /Other Services	P	P	O	N	N	N	N	N	N	N	N	N
Restaurant <sup>2</sup>	P	O	N	N	N	N	P	N	N	N	N	N
Science & Technology Based Business	O	O	N	P	P	P	N	N	N	N	N	N
Scrap Yard	N	N	N	O	N	N	N	N	N	N	N	N
Service Garage	N	O	N	O	N	O	N	N	N	N	N	N
Shop – Comparison	P	O	N	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	P	O	N	N	N	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	N	N	N	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	N	N	P	N	O	N	N	N	N	N	N
Storage Depot	N	N	N	P	O	O	N	N	N	N	N	N
Take-away	O	O	N	N	N	N	O	N	N	N	N	N
Transport Depot	N	N	N	O	N	O	N	N	N	N	O	N
Veterinary Surgery	O	O	O	O	N	O	N	N	N	O	N	N
Warehousing (incl. wholesale)	N	N	N	P	N	O	N	N	N	N	N	N
Warehousing (Retail/Non-Food <700m <sup>2</sup> ) <sup>3</sup>	O	O	N	N	N	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m <sup>2</sup> – 5,000m <sup>2</sup> ) <sup>3</sup>	N	N	N	N	N	O	N	N	N	N	N	N
<b>Residential Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BT</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>PU</b>	<b>TI</b>
Apartments <sup>1</sup>	P	O	O <sup>1</sup>	N	N	N	N	N	N	N	N	N
Halting Site	N	N	O	N	N	N	N	O	N	O	N	N
Residential (excluding Apartments) <sup>1</sup>	O	O	P <sup>1</sup>	N	N	N	N	N	N	O <sup>1</sup>	N	N
Retirement Home/Nursing Home/Sheltered Housing	O	O	P	N	N	N	N	O	N	N	N	N
Short-term Holiday Accommodation	O	O	N	N	N	N	P	O	N	N	N	N
<b>Public, Community and Institutional Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BT</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>PU</b>	<b>TI</b>
Buildings for the Health, Safety & Welfare of the Public	P	P	O	N	O	O	O	P	*O	N	O	N
Cemetery	N	N	O	N	N	N	N	P	*O	P	N	N
Childcare Facilities (Crèche/Nursery)	P	P	O	O	*O	P	N	P	N	N	N	N
Club House & Associated Facilities	O	N	O	N	N	N	O	P	*O	O	N	N
Community Facility	P	O	O	N	N	O	O	P	*O	O	N	N
Crematorium	N	N	O	O	N	O	N	O	N	O	N	N
	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BT</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>PU</b>	<b>TI</b>
Cultural/Recreational Building	P	O	O	N	N	O	P	P	*O	N	N	N
Education – Primary/Secondary	O	O	O	O	O	N	N	P	*O	O	N	N
Education – Other Education/Training	P	O	O	O	O	O	N	P	N	O	N	N
Funeral Home	P	P	O	O	N	O	N	O	N	N	N	N
Leisure	P	O	O	N	N	O	O	P	*O	O	N	N
Library	P	P	O	N	N	N	O	P	N	N	N	N
Place of Public Worship	O	O	O	N	N	O	N	O	N	N	N	N
<b>Open Space, Recreation and Amenity Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BT</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>PU</b>	<b>TI</b>
Golf Course	N	N	N	N	N	N	P	N	*O	O	N	N
Recreational/Cultural Activities	O	O	O	O	N	O	P	P	*O	O	N	N
<b>Agricultural Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BT</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>PU</b>	<b>TI</b>
Abattoir	N	N	N	O	N	N	N	N	N	O	N	N
Agricultural Building	O	N	O	O	N	O	N	O	*O	P	N	N
Mart/Co-op	O	N	N	P	N	P	N	N	N	P	N	N
<b>General/Services and Infrastructure Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BT</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>PU</b>	<b>TI</b>

Land Uses												
Advertisements – Freestanding	O	O	N	O	O	O	N	O	N	N	O	O
Car Park (excluding Multi-storey)	P	N	O	P	O	O	O	O	N	N	O	O
Park & Ride Facility	O	O	O	P	O	P	O	P	*O	O	O	O
Recycling/Bring Bank Facilities	N	O	N	O	N	O	N	O	N	O	O	N
Refuse Landfill	N	N	N	N	N	N	N	N	N	O	N	N
Utilities & Public Service Installations	O	O	O	O	O	O	O	O	*O	O	P	O
Small-scale, Domestic Wind/Renewable Energy	O	O	O	O	O	O	O	O	*O	O	O	N

### General Notes on Land Use Zoning Matrix

- Residential Phasing (1)** – These uses will be considered subject to Policy Objective **TKT 5** as appropriate.
- Café (2)** – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing (3)** – The development or subdivision of stores into less than 700m<sup>2</sup> shall not normally be permitted in edge-of-centre and out-of-centre locations under the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility with information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** –
  - **Phase 1** is phased for residential development within the lifetime of this Plan; and
  - **Phase 2** is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Policy Objective **TKT 5**.
- \*T and OS – See also *Flood Risk Management*, Policy Objectives below and DM Standard 68 of the Galway County Development Plan 2022-2028.  
Notwithstanding the Tourism and Open Space/Recreation & Amenity zoning, this zone's proposed uses must comply with *The Planning System & Flood Risk Guidelines (2009)* (or updated). A Justification Test may be required as set out in said guidelines.
- No specific land uses are attributed to the Constrained Land Use zone as this zone reflects existing development within Flood Zones A/B. For guidance on uses/development appropriate in this zone, please refer to Policy Objective **TKT 41** below and DM Standard 68 of the GCDP, associated flood maps and *The Planning System & Flood Risk Guidelines*, including Departmental Circular PL2/2014.

### Notes on Land Use Classes in Land Use Zoning Matrix:

The land use classes referred to in the land-use zoning matrix have been defined as follows:

- Permitted in Principle (P)** – A use that is classified as *Permitted in Principle* is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policy objectives, standards, and requirements set out in this plan and the principles of proper planning and sustainable development.
- Open for Consideration (O)** – A use that is classified as *Open for Consideration* is one that the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policy objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policy objectives, set out in this plan.
- Not Normally Permitted (N)** – A use classified as *Not Normally Permitted* is one that, except in exceptional circumstances, will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policy objectives, standards and requirements contained in this plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

1. **Zone C1**      Town Centre/Commercial
2. **Zone C2**      Commercial/Mixed Use
3. **Zone R**        Residential
4. **Zone I**        Industrial
5. **Zone BT**      Business & Technology
6. **Zone BE**      Business & Enterprise
7. **Zone CF**      Community Facilities
8. **Zone T**        Tourism
9. **Zone OS**      Open Space/Recreation & Amenity
10. **Zone A**      Agriculture
11. **Zone PU**     Public Utility
12. **Zone TI**     Transport Infrastructure

### 1.6.2 Land Use Management

Table 2 below lists the quantum of land zonings within the Tuam LAP area.

Land Use Zoning		Total Area Zoned (HA)
<b>Residential Existing</b>		176.1
<b>Residential Phase 1</b>		30.3
<b>Residential Phase 2</b>		71.7
<b>Residential Infill</b>		3.1
<b>Town Centre</b>		21.3
<b>Commercial/Mixed Use</b>		17.2
<b>Business &amp; Enterprise</b>		25.8
<b>Business &amp; Technology</b>		44.7
<b>Industrial</b>		90.5
<b>Community Facilities</b>		67.3
<b>Tourism</b>		1.63
<b>Public Utility</b>		5.6
<b>Open Space/Recreation &amp; Amenity</b>		140
<b>Agriculture</b>		286.8

**Table 2** Land Use Zonings



### 1.6.3 Development Management Guidelines

#### **DM Guideline 1 Minimum Finished Floor Levels (FFL's)**

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

#### **Surface Water Drainage and Flooding**

##### **DM Standard 2: Sustainable Drainage Systems (SuDS)**

All new developments (including amendments/extensions to existing developments) will be required to incorporate 'Sustainable Urban Drainage Systems' (SuDS) as part of the development/design proposals. SuDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. The systems should aim to mimic the natural drainage of the application site to minimise the effect of a development on flooding and pollution of existing waterways

SuDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs. In some exceptional cases, and at the discretion of the Council, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. Proposals for surface water attenuation systems should include maintenance proposals and procedures. Development proposals will be required to be accompanied by a comprehensive SuDS assessment that addresses run-off rate, run-off quality and its impact on the existing habitat and water quality. This approach using SuDS offers a total solution to rainwater management and is applicable in urban and rural situations. Current best practice guidance on SuDS is available from the Guidance Documents produced by the *Greater Dublin Strategic Drainage Study* (GSDSDS).

Refer also to DM Standard 68 of the Galway County Development Plan 2022 – 2028.

##### **DM Standard 3: Flooding**

###### **Flood Zones and Appropriate Uses**

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan area, in accordance with the 2009 Flood Risk Management Guidelines for Planning Authorities and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance).

Where developments/land uses are proposed that are inappropriate to the Flood Zone, then a Development Management Justification Test and site-specific Flood Risk Assessment will be required per The Planning System and Flood Risk Management Guidelines 2009 (and as updated).

Flood Zones	Overall probability	Planning implications for land uses		
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zone A	Highest	Inappropriate – if proposed, then Justification Test and detailed Flood Risk Assessment are required	Inappropriate – if proposed, then Justification Test and detailed Flood Risk Assessment are required	Appropriate – screen for flood risk
Flood zone B	Moderate	Inappropriate – if proposed, then Justification Test and detailed Flood Risk Assessment are required	Inappropriate due to climate change – if proposed, then Justification Test and detailed Flood Risk Assessment are required	Appropriate – screen for flood risk
Flood Zone C	Lowest	Appropriate - detailed Flood Risk Assessment may be required	Appropriate - detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk

**Table 3** Flood Zones Planning Implications

Refer to Flood Risk Management Guidelines 2009 and 'SFRA for the Tuam Local Area Plan 2023-2029' for additional detail:

- Highly Vulnerable Development - Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.
- Less Vulnerable Development - Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.
- Water Compatible Development - Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.

Refer also to DM Standard 68 in the Galway County Development Plan 2022 – 2028.

## 2.1 Town Centre and Regeneration

Tuam has an important sub-regional role regarding the retail provision, employment and community facilities, particularly education and sporting facilities such as the Tuam Stadium, Tuam Stars GAA, and the rugby and football grounds on the Dublin Road. The town has a compact commercial core. For trading of goods and services, the main primary streets are concentrated along High Street, Bishop Street, Vicar Street, Shop Street and Market Square in the centre of the Town, followed by secondary

streets, including Temple Jarlath Court, Dublin Road and Circular Road. The commercial developments around the town are small-scale local neighbourhood-type shops, consisting mainly of comparison goods. The town centre is adequately served in terms of medical and recreational services. There is also a range of food outlets, including restaurants, cafés and takeaways. Other conveniences within the town centre include hairdressers, barbers, pubs, and a florist. Collectively these uses supplement the provision of economic activity and employment along with other employment zoned land. The broad range of services within the town centre ensures a relatively high level of footfall within the commercial streets, which contributes to greater levels of local spending and eventually translates to improvements in the public realm and other physical and social infrastructure.

The Town Centre First policy, published in 2022, aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the community. The Tuam Regeneration Masterplan was delivered under the Rural Regeneration and Development Fund and Galway County Council. The plan seeks to address the social, economic, cultural and environmental opportunities and challenges within Tuam and incorporate them into a comprehensive Regeneration Plan. The Regeneration Masterplan identifies a series of aspirational proposals compatible and complimentary within the current planning framework of the town as determined by the LAP. The proposals will enable a phased approach to the application for future funding and investment opportunities available to Tuam. This masterplan outlines proposals for Market Square, Town Hall, streetscapes, town centre buildings, palace grounds, palace quarter, walking and cycling network, Abbey Well and town green spaces, Jarlath's Quarter, Station Quarter, arts centre and programme, and a heritage trail. The document contains an implementation plan with routes for delivery of the proposals outlined.

Residential uses are evident within the town centre. Living within the town centre will be supported and encouraged to improve vibrancy and attractiveness. This will also maintain the town centre-based community and retain traditional living over shop practices. NPO 6 of the National Planning Framework seeks to regenerate and rejuvenate towns of all types, including Tuam. It is further stated in NPO 6 that towns can support a changing role and function, including increased residential population and employment along with enhanced levels of amenity and design quality, to influence and support their surrounding area sustainably. Reuse of existing town centre buildings will be supported where possible. The attractiveness of the town centre and public realm improvements will be supported as resources become available, for example, through funding such as Urban Regeneration Development Fund (URDF), the Regional Enterprise Development Fund (REDF), the Rural Regeneration Development Fund (RRDF) and equivalent funding streams.

The plan will support a vibrant town centre that is a pleasant place for people to live, work and visit. It must be accessible to all, including those with impaired mobility. Sustainable modes of transport will be prioritised in the town centre, with good connectivity to the nearby residential and employment locations. A Local Transport Plan has been prepared for Tuam and accompanies this LAP.

'Town Centre' is the principal zoning type within the town centre, with several Opportunity Sites located within and near the centre. As outlined, the town centre zoning promotes an appropriate mix of uses such as residential, retail, services, facilities and amenities for the local community. The designated Opportunity Sites afford a unique opportunity for high-quality development within Tuam town centre. The development of these Opportunity Sites would enhance the fabric and vitality of Tuam.

## **2.2 Residential Development**

Galway County Council's primary aim concerning residential development is to deliver high-quality, sustainable living environments which are attractive, safe, and vibrant and meet the needs of the residents and the community. The principles of quality and sustainability must be foremost in all future residential development in the plan area, including private, social, voluntary, and special needs housing proposals, and to provide accommodation for the needs of the Travelling Community under Galway County Council's Traveller Accommodation Programme 2019-2024 (or any updated/superseding document).

This LAP guides the location, type and design of new residential development, together with a phasing framework for residentially zoned lands, which ensures compliance with the Core Strategy, Settlement Strategy and the Housing Need and Demand Assessment in the GCDP and accordance with the guidance contained in the DEHLG *Sustainable Residential Development in Urban Areas 2009* and *Sustainable Urban Housing: Design Standards for New Apartments 2022*, and the principles of proper planning and sustainable development.

Residential lands have been included in a phasing scheme. Phase 2 lands are not generally developable within the plan's lifetime, and Phase 1 lands are promoted for immediate development. The Phase 1 lands have been identified having regard to good planning principles such as the sequential approach (the identification of undeveloped lands closest to the town centre and existing established areas), potential pedestrian/cycle connectivity to the town centre, and the avoidance of flood risk and environmentally sensitive areas.

## **2.3 Residential Infill Development**

The National Planning Framework 2018 (NPF) targets a significant proportion of future urban development on infill/brownfield sites within the built footprint of existing urban areas. This is based on the objective of the NPF to promote compact growth and the consolidation of future development within existing footprints of built-up areas. Residential Infill zoning assists in meeting national policy objectives such as NPO 11 and NPO 35.

Residential Infill zoned lands consist of gap sites which are capable of accommodating limited development. Residential Infill is a new zoning class introduced in this LAP as it did not feature in the Tuam LAP 2018-2024. In addition to the residentially zoned lands within the plan area, a number of appropriate sites have been identified in this LAP to be zoned Residential Infill. These sites are located within the existing built-up area of the Town. There is a range of higher-density housing on the edge of the town centre. The focus of residential development is on a co-ordinated and sequential development approach. The plan supports the development of residential infill sites both in the town centre and in the existing residential areas around Tuam. It is a policy objective to promote sustainable intensification through developing underutilised sites in prime locations.

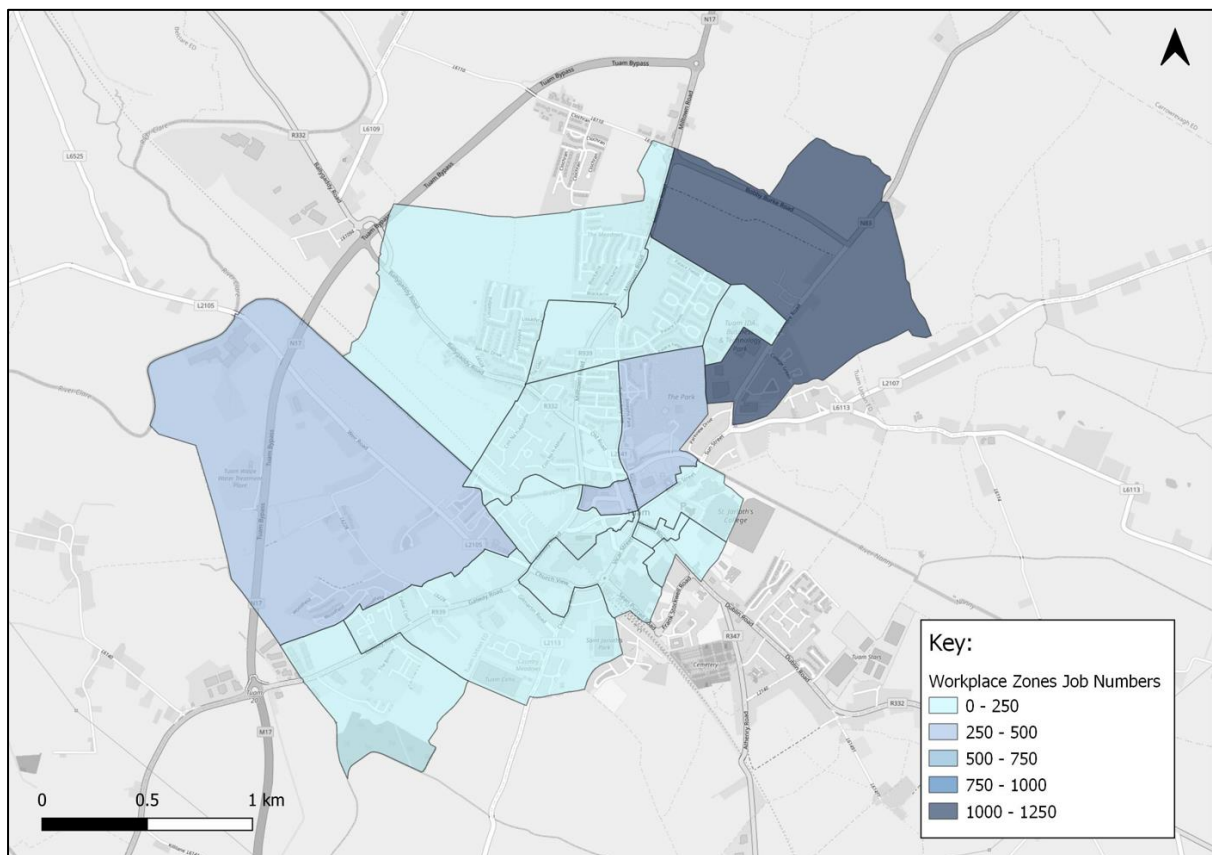
## **2.4 Economic and Enterprise Development**

Tuam is a Key Town which provides a long established employment base in the north of County Galway. It is an objective of the Council to promote Tuam as a destination for business, growing the economy to a scale appropriate to its strategic location capitalising on its enhanced connectivity, whilst ensuring existing businesses are supported in their continued growth in a planned and cohesive manner. Tuam has strong potential to accommodate the projected growth of 30%; the town is primed in terms of available zoned employment and residential lands. As well as being a centre of education, the town centre focuses on commercial development and a variety of existing shops, restaurants and services for the local population offering a good quality of life.

As stated in the RSES, the Town currently has an even split in the numbers of people employed in the primary industries. Approximately 25% of those working are employed in manufacturing, 20% within commerce and 21% of the population identify themselves as professionals. Only 10% of the total population of Tuam and its environs are employed in traditional rural economies of agriculture, forestry or fishery. According to the 2016 census, unemployment within the town was 12%, which is higher than the national average of 8%.

The main sites for development are at:

- The Tuam Business Park and Enterprise Centre on the Weir Road.
- Airglooney Business Park on the Ballygaddy Road.
- The IDA Industrial Estate on the Dunmore Road.
- N17 Business Park on Galway Road.



**Figure 2** Tuam Employment by Small Area

A quantum of lands have been zoned in the plan area for appropriate employment development. The employment lands currently comprise of industrial, enterprise and technological ventures that are operated by both national and international companies. The IDA Business Park and the Airglooney Business Park are the main areas for enterprise and industry in the town, which are situated on the Dunmore Road and the R332 respectively. Collectively these employment sites offer a strong employment base for the towns inhabitants and those living in the surrounding area. The plan seeks to advance these developments in tandem with the development of Tuam’s residential areas in the coming years up to 2029. This approach will facilitate sustainable living whereby employment sites are accessible to residential areas by sustainable modes of transport without sole reliance on the private vehicle.

## 2.5 Employment

Tuam provides a range of employment opportunities including industrial and business and technology uses, among other employment opportunities.

The Tuam IDA Business and Technology Park located along the Dunmore Road has a variety of businesses and the additional Business & Technology zoning to the northeast will ensure that these uses continue to grow in Tuam and provide additional employment opportunities for the population. The strategic location of this business park along the main road with public transport provision makes it easily accessible to the workforce. There is a bus stop located at the entrance to the business estate which ensures connectivity, and residents of Tuam can utilise sustainable modes of transport to access the IDA park. Tuam's IDA park is the headquarters for the Valeo Vision Systems Product Line, a firm which have made significant investments into research and development in the town. The company employs approximately 834 people with 1 production site and 1 research centre.

The largest employer within Tuam is in the 'Manufacturing Industries' sector which accounts for 26.1% employment. The Airglooney Industrial Estate and the Tuam Business Park on Weir Road provide lands for industries to locate and expand. The town has created a positive name for itself as a destination for industrial economic investment. There is additional Industrial zoned land to the north of Tuam which provides for appropriate lands to expand on the existing levels of industry in the town. As the largest employment sector, it is important that there are lands zoned to support the future development and expansion of Industrial uses.

Settlement Hierarchy	Settlement	Population 2016	Resident Workers	Local Jobs	% of Galway County Jobs	Jobs: Resident Workers – Current / Target
Key Town	Tuam	8767	3270	3700	8.6%	1.13

**Table 4** Employment Figures

## 2.6 Community Facilities

Tuam offers its residents a range of community facilities and services, which include primary and secondary schools, creches, medical centres, a nursing home, Garda station, community centre, leisure centres, Post Office and Credit Union services, a public library, playgrounds, sporting facilities, open space and the Cathedral. In particular, the Palace Grounds, which is centrally located, provides a valuable and accessible recreational area for both visitors and existing residents. The town is therefore well served with community facilities. The forecasted population growth for Tuam will require continued investment in community services and facilities. This will be supported throughout the plan period.

Healthy balanced communities are dependent on having access to high quality open spaces as well as being able to access opportunities for sports and recreation. In addition to the amenities listed above, there is a large area of Community Facility zoning and open space at Dublin Road, which is currently used by the Tuam Rugby Football Club and the Tuam Stars GAA. This provides high-quality recreational/sporting space to facilitate existing and future residents. In addition, the Tuam Celtic FC is located along Cloontoa Road.

There is a concentration of educational uses along Dublin Road, with Tuam Educate Together NS, Scoil Bhríde, Archbishop McHale College, and Trinity Primary School all being located here. Dublin Road is somewhat of a hub for community facility uses as the family resource centre, community nursing unit

and ample sporting facilities all located here. A large proportion of the Community Facility zoning in Tuam is located along the Dublin Road stretching north to the rear of St. Jarlath's College and south to the Primary Care Centre/Ambulance Base. This zoning will allow for expansion of facilities or further development as necessary. While providing essential services, 'Education, Health and Social Work' are also important employment sectors in Tuam, with 21.7% employment being in these sectors.

As seen in the list above, large areas of the town are currently in public institutional use. These services impact and influence the Town's form and development. It is noted that there is set to be further expansion of services in the ownership of the HSE. This includes the refurbishment and extension of The Grove Hospital, Vicar Street, for use as Mental Health Service and Early Intervention & Disability Services.

## **2.7 Built and Cultural Heritage**

The built and cultural heritage within Tuam is intrinsic to its unique character and local distinctiveness. The built heritage includes both archaeological and architectural heritage, and Tuam has several elements that form part of the history and character of the Town. The character's slow eroding would significantly harm the local environment; therefore, this plan contains policy objectives that seek to preserve and enhance the historic environment and resist development leading to its erosion.

Tuam has a designated Architectural Conservation Area (ACA), which encloses the town centre and its immediate surroundings, and its principle significance lies in its ancient origins and historical settlement patterns. The vast majority of its buildings span the late 18th to late 19th centuries and share many characteristics. Surviving traditional shop fronts are an important feature. Within the centre, the majority of uses are commercial on the ground floor with upper stories in various uses from residential, storage and offices. The designation of the historic town centre core as an ACA and the associated management of both individual buildings and the public realm in the area continue to enhance the quality of the built environment within Tuam significantly.

Apart from the Cathedrals, ecclesiastical, public and educational buildings, there is a well-defined consistency of buildings lining principal streets. These buildings are domestic in scale, and flat fronted with vertically proportioned openings. The majority of the buildings are 3-storeys in height, with two-storey buildings located on the fringes. The predominant facing material of older buildings is rendered over stone, often with stone mouldings, door cases, arches, dressings and stringcourses. Externally, the structural condition of most street frontage buildings is good. However, unsympathetic changes to rendering, painting of facades, window and door alterations, the proliferation of signage, street furniture, wirescapes and poor-quality materials for paving and roads have led to the eroding of the quality of the historic core. The local area plan will seek to conserve and enhance the town's historic core through its policies and objectives. There are several Protected Structures located within the Tuam Plan area. Examples include the Town Hall, Cathedral of the Assumption of Blessed Virgin Mary & St. Mary's Cathedral. The Record of Protected Structures is contained in Appendix 6 of the Galway County Development Plan 2022-2028.

The RSES provides regional policy objectives for the provision and/or upgrade of cultural facilities (RPO 5.11) to allow the public and visitors to the area to enjoy and participate in cultural activities. The LAP contains policy objectives to support the built and cultural heritage within Tuam.

## 2.8 Agriculture

It is recognised that Tuam is an important market town, having a large agricultural hinterland, which is well served in identifying services such as the Tuam Co-operative Mart. This is an important enterprise within Tuam town centre providing for the surrounding agriculture areas within the Tuam Environs.

In addition, the plan recognises the importance of the Agricultural, Educational and Advisory services in the area. The role of agriculture is traditionally the most important contributor to rural economies, and it remains important as a significant source of income and both direct and indirect employment. The Teagasc agricultural training centre offers educational opportunities to the people of Tuam and the surrounding areas. Furthermore, the location of this campus will help promote and strengthen the sector by offering a facility to assist in the protection of the agricultural sector.

## 2.9 Transportation and Movement – Local Transport Plan

The Galway County Transport Planning Study (GCTPS) (2022) forms part of the GCDP. It considers the relationship between travel demand to and from Galway City by residents and visitors to Galway County and the associated impacts on travel choice and use of the transport networks within the County Area. The GCTPS has examined 13 no. key transport corridors in the County three of which are relevant to this LAP (Galway – Tuam & NE Galway (N83), Ballinasloe – Tuam (M6) and the North-South (M17/N17), which links Athenry and Tuam). *Chapter 6 Transport and Movement* of the GCDP sets out a series of Policy Objectives that establish the County's sustainable transport priorities in the coming years. The LTP has been prepared closely with the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

A key tenet of the NPF is the delivery of improved sustainable mobility in our towns and villages. This accords with Ireland's Climate Change mitigation plan, whereby a concerted effort is made to move away from polluting and carbon-intensive population systems to new, cleaner technologies. It is important to balance the allocation of space in the public realm of Tuam. It is considered there should be a greater emphasis placed on infrastructure in relation to walking, using buggies or wheelchairs, or cycling.

As a *Key Town*, the Tuam LAP includes a Local Transport Plan (LTP) as outlined in Section 1.1.5. This document has aimed to improve the integration between land use and transport planning. This will be delivered in tandem with sustainable compact growth in the plan area through appropriate means such as the development of lands in the existing built-up footprint of the town. Walking and cycling are being continuously reviewed and improved within the town. These modes of travel will be encouraged in the first instance, followed by public transport, which complies with the requirements of RPO 6.26 of the RSES. The Local Transport Plan also has regard to RPO 6.27, RPO 6.28, RPO 6.29, RPO 6.30, RPO 6.31 and RPO 6.32 of the RSES with regards to the preparation of LTPs, the management of space in town centres, promotion of walking, cycling and public transport, permeability of new development areas, and investing in transport networks and services that are socially inclusive.

The town has the advantage of immediate access to the M17 motorway via the Galway Road. There are existing public transport links which connect Tuam to Galway City Centre. The plan will support sustainable transport provision, including walking, cycling and public transport linked closely with planning as traditional high car dependency has led, in certain circumstances, to low-density settlement patterns and poor integration of public transport facilities and services. While no rail routes currently serve Tuam, the town is served by a number of rural bus connections as well as commuter coaches to Galway City offering alternatives to the private vehicle. There are also bus services to Sligo and Ballina.



Galway County Council's policy objective is to collaborate with Galway City Council to complete the Tuam Road quality bus corridor design and reserve lands accordingly. The Tuam Road itself runs from Galway City towards the town of Tuam. The Regional Spatial and Economic Strategy (RSES) lists the Tuam Road Bus Corridor and Dublin Road Bus Corridor as key transportation components. Table 6.1 contained in the CDP outlines priority transport infrastructure projects for County Galway over the plan period, and notes the Tuam Road Quality Bus Corridor stating that, in conjunction with Galway City Council, it is an objective to complete the design of the Tuam Road quality bus corridor and reserve lands accordingly. Policy Objective PRP 1 supports the progression of this project.

The Regional Spatial and Economic Strategy notes that the Key Town of Tuam is 33 kilometres from Galway City Centre. The M17/M18 motorway has brought Tuam in direct connection with Ireland West Airport Knock (40 mins), Shannon Airport (1 hr) and Limerick (1hr 15 mins), further connection to the M6 via the M17 links the town to Dublin in 2hrs 20 mins.

The RSES acknowledges that many gaps exist within the region's rail network. The National Development Plan, 2018-2027, confirms that the Western Rail Corridor Phase 2 from Athenry to Tuam and Phase 3 to Claremorris could increase passenger, tourist and commercial use. RPO 6.13 contained in the RSES states the following:

*(a) It shall be an objective to deliver the Athenry - Tuam - Claremorris - Sligo Rail to an appropriate level of service and to a standard capable of facilitating passenger and freight transport.*

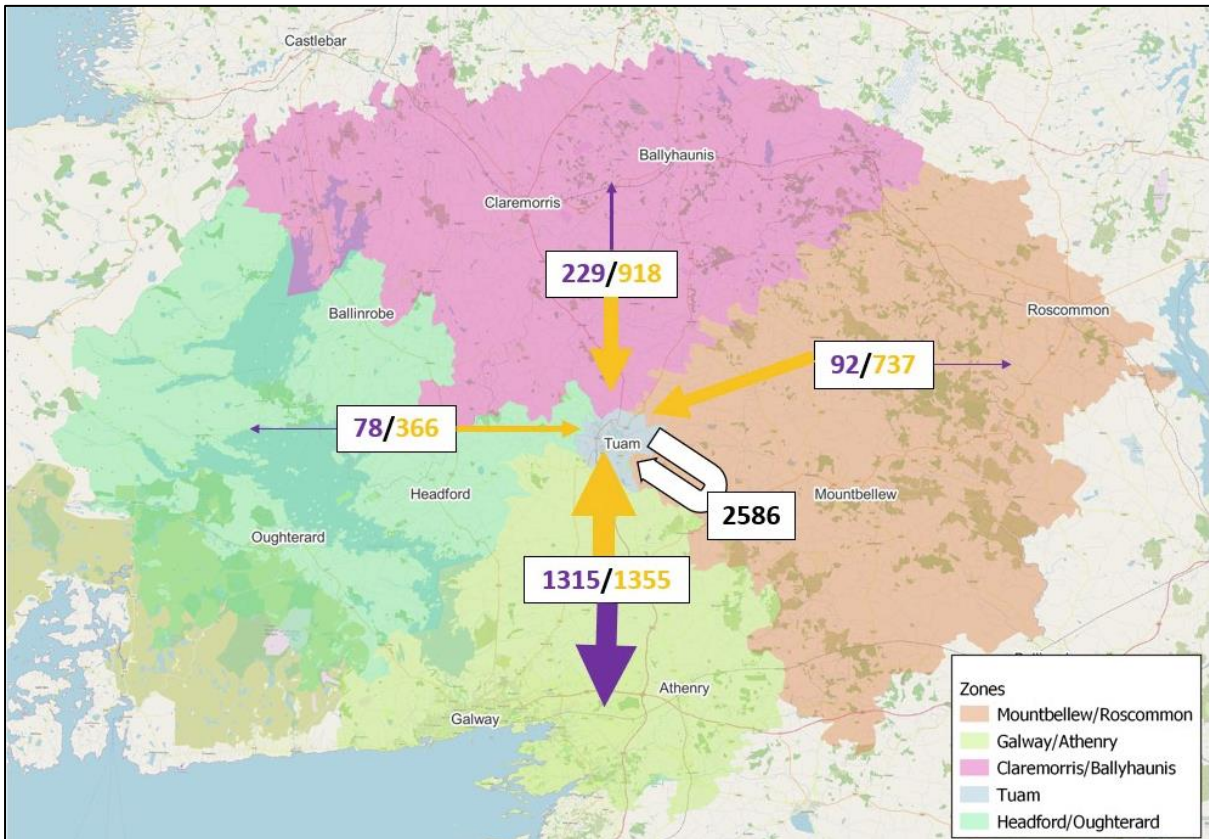
*(b) It shall be an objective to progress through pre-appraisal and early planning of the extension of the railway from Athenry – Tuam*

The distance between residential areas and local services and facilities was analysed using ATOS walking and cycling data, to ascertain the current degree of active mode connections in Tuam. The walking and cycling ATOS outputs for primary, post primary, employment land uses, and healthcare facilities are outlined. The ATOS output data breaks down the assessment area into grid squares, measuring approximately 100m x 100m, scoring each grid according to its accessibility by a particular mode of transport. For the results of the ATOS analysis, please refer to the Local Transport Plan contained in Appendix 3.

The table below indicates the number of journeys into/out of Tuam, with the corresponding map in Figure 3 showing the geographical location of the zoned listed below. The table refers to the number of daily trips made during the AM peak, between and within the different zones. A key observation from the data is that 2,586 daily trips are made within the town of Tuam. People from the town are almost twice as likely to have made a trip within the town than to any other zone shown in the table. The destination zone with the highest number of trips from Tuam is Galway/Athenry, with 1,315 trips. For trips made into Tuam, demand is still highest from the Galway/Athenry zone, with 1,355 trips.

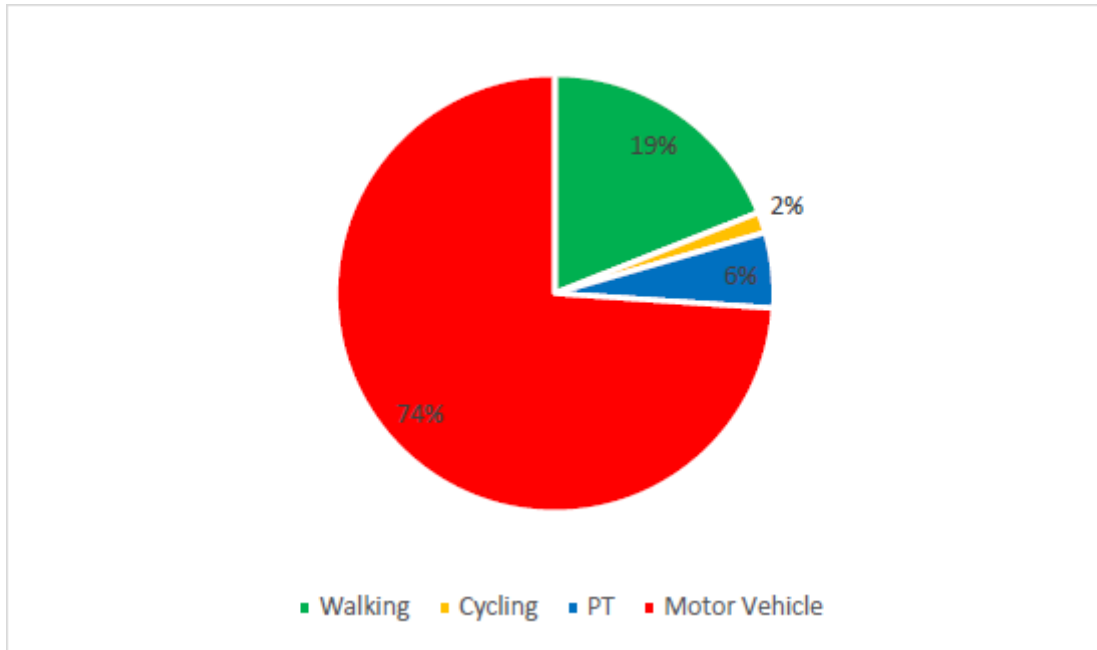
FROM\TO	TUAM	HEADFORD/OUGHTERARD	CLAREMORRIS/BALLYHAUNIS	GALWAY/ATHENRY	MOUNTBELLEW/ROSCOMON
Tuam	2586	78	229	1315	92
Headford/Oughterard	366	6369	310	4635	37
Claremorris/Ballyhaunis	918	859	10076	1656	500
Galway/Athenry	1355	708	166	66366	428
Mountbellew/Roscomon	737	39	632	2972	9909

**Table 5** Trip movements into/out of Tuam



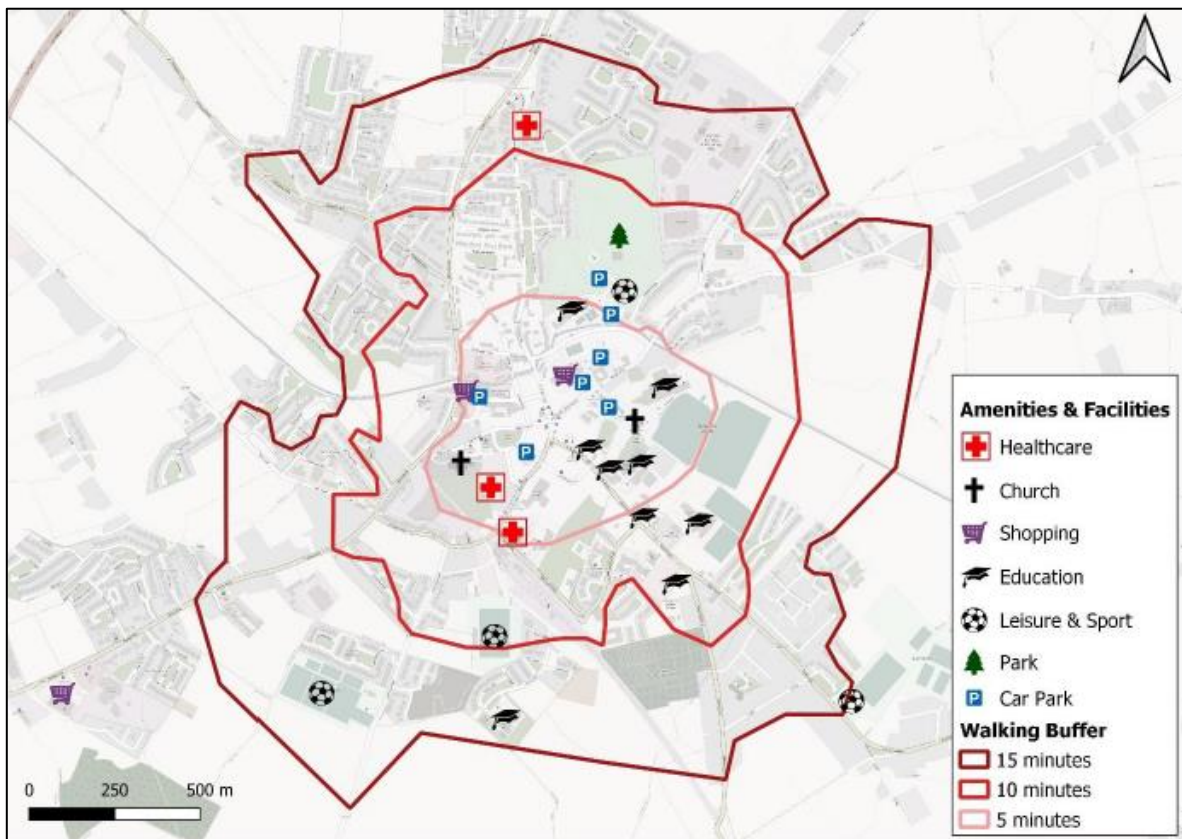
**Figure 3** Map depicting the trips into/out of Tuam

Figure 4 indicates all trips for education and work in Tuam. The mode choices differ from the national average by way of higher use of private vehicles (74% vs 68% nationally), and by a lower use of public transport (6% vs 14% nationally).



**Figure 4** Overall work and education mode shares

Figure 5 indicates a walking buffer map for the town centre. The walking speed is assumed at 4.8km/hour. This figure shows that the majority of the town’s services are located within walking distance of the town centre. The existing physical provision for walking is of variable quality therefore would benefit from improvements on a number of fronts, including footway surfacing improvements, junction improvements, addition of pedestrian crossings and the removal of parking to support modal shift.



**Figure 5** Town Centre walking buffers

The LTP has identified options for improving transport and movement within, to and from Tuam using the outputs of SWOT analysis as a starting point. The document contains the long-list of options development to overcome some of the weaknesses and constraints identified in the baseline assessment, and achieve the defined objectives for the LTP. The options were initially focused on maintaining, optimising and improving existing facilities before considering the construction of new infrastructure. Following the options and the appraisal process, the LTP then discusses the preferred options identified. The improvements include pedestrian improvements in the town core streets, cycling improvements (outline in Figure 6 below), public transport improvements (including multi-modal hub), and road transport improvements.

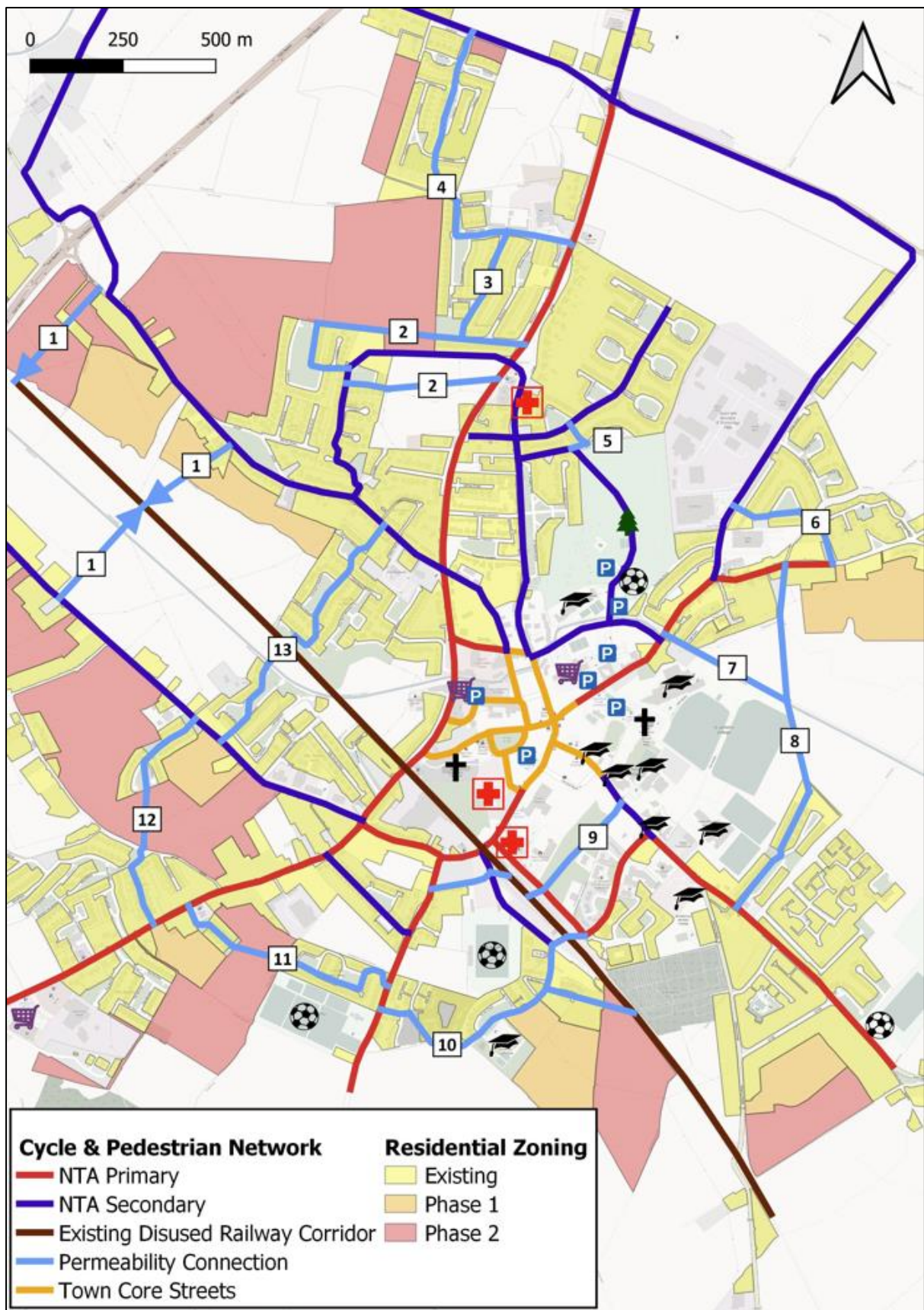


Figure 6 Proposed cycle measures in Tuam

## **2.10 Water Supply and Wastewater Treatment**

Tuam's sustainable growth depends on the satisfactory provision of service infrastructure, including water and wastewater. This infrastructure requires the need to plan for these elements to ensure adequate availability to support future development in an environmentally appropriate, cost-effective and efficient manner while protecting public health. Tuam receives its water supply from the Tuam Regional Water Supply Scheme (RWSS). A project to rationalise two water treatment plants in Loughrea into the Tuam RWSS was substantially completed in 2021. Investment in the RWSS Extension to Loughrea will provide a safe and secure water supply to over 6,000 local residents and businesses.

Tuam benefits from a public wastewater treatment system, which has received investment in recent years to modernise and upgrade the treatment plant to improve performance and energy efficiency.

Irish Water has confirmed that there is adequate capacity for both Wastewater and Water Supply to meet the needs of the planned growth for Tuam.

The Connacht Ulster Waste Management Plan 2015-2021 provides a framework on waste management in County Galway. Best practice in terms of waste management recommends that as much waste as possible is dealt with through reduction, reuse and recycling, with as little as possible to be disposed of. The plan contains a comprehensive list of policies to achieve the overarching strategy and targets of the plan. Galway County Council promotes environmental awareness measures, initiatives and campaigns in the local communities by involving various groups and organisations and will continue to work in tandem with the Connacht Ulster Waste Region and Environmental Protection Agency in the implementation and execution of its waste management responsibilities and duties.

Further detail regarding water supply and quality can be found in Chapter 7 *Infrastructure Utilities & Environmental Protection* of the Galway County Development Plan 2022-2028.

Irish Water is developing the first Regional Water Resources Plan that will outline how we move towards a sustainable, secure and reliable drinking water supply for everyone over the next 25 years whilst safeguarding our environment. Galway County Council will have regard to this publication when available and endeavour to meet the objectives outlined therein.

## **2.11 Flood Risk Management**

A Stage 2 Flood Risk Assessment has been carried out for the plan area. It has identified areas at risk of flooding within the Plan area, including fluvial (coming from rivers and streams) and groundwater flooding. A Flood Risk Management map accompanies this LAP.

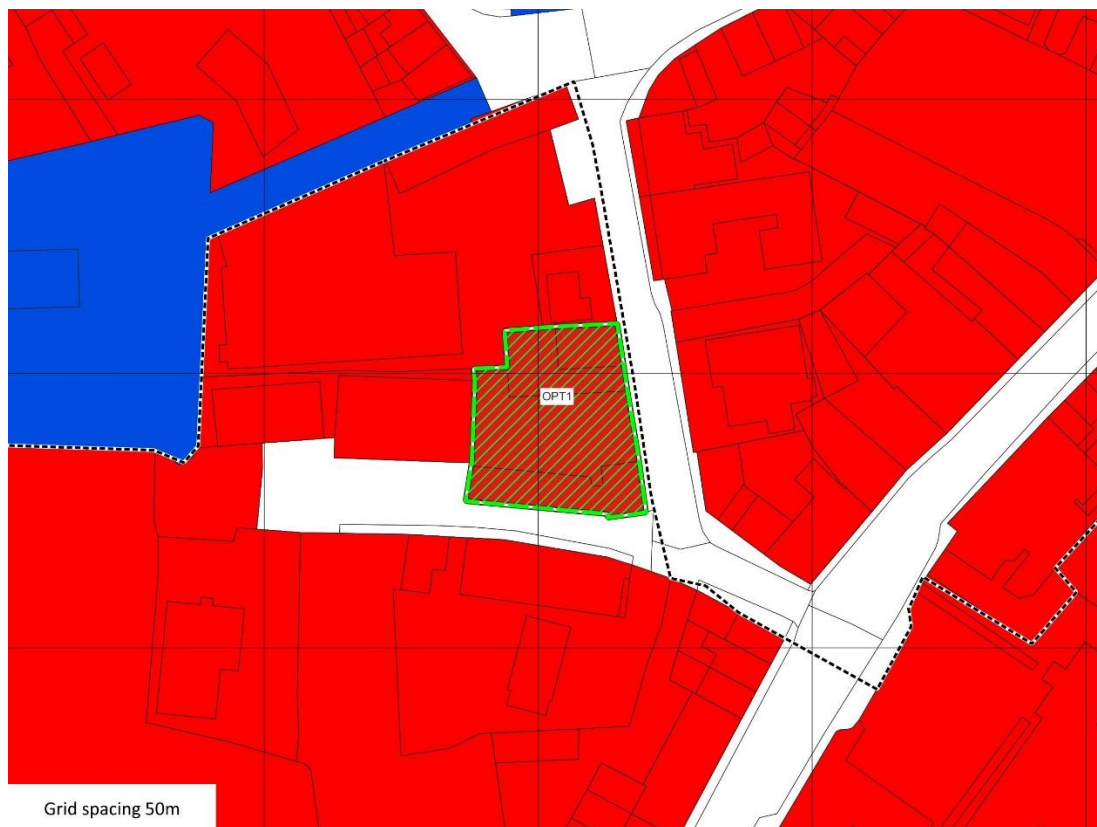
*Chapter 14 Climate Change, Energy and Renewable Resource (GCDP)* set out the Strategic Aims and key Policy Objectives pertaining to Flood Risk Management in County Galway, including the Tuam LAP area. Applications for development need to comply, as relevant and appropriate, with these County Development Plan measures as well as the measures relating to flood risk management that have been integrated into the LAP.

### 3.0 Opportunity Sites

The potential exists for better use of underutilised and vacant sites within the town centre area of Tuam to drive the delivery of quality housing, services and employment opportunities in tandem with supporting social infrastructure. In this regard, the following lands have been identified as opportunity sites for the town. A specific policy objective (TKT 58 Opportunity Sites) has been included in the LAP which seeks to encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zoning map.

**Name & Location:**

**Opportunity Site 1 – Corner of The Mall & Stable Lane**



Grid spacing 50m

**Description:**

The site consists of an unused two-storey residential property, yard area and sheds. The site abounds the ACA.

**Area:** The site area measures circa 0.09 hectares.

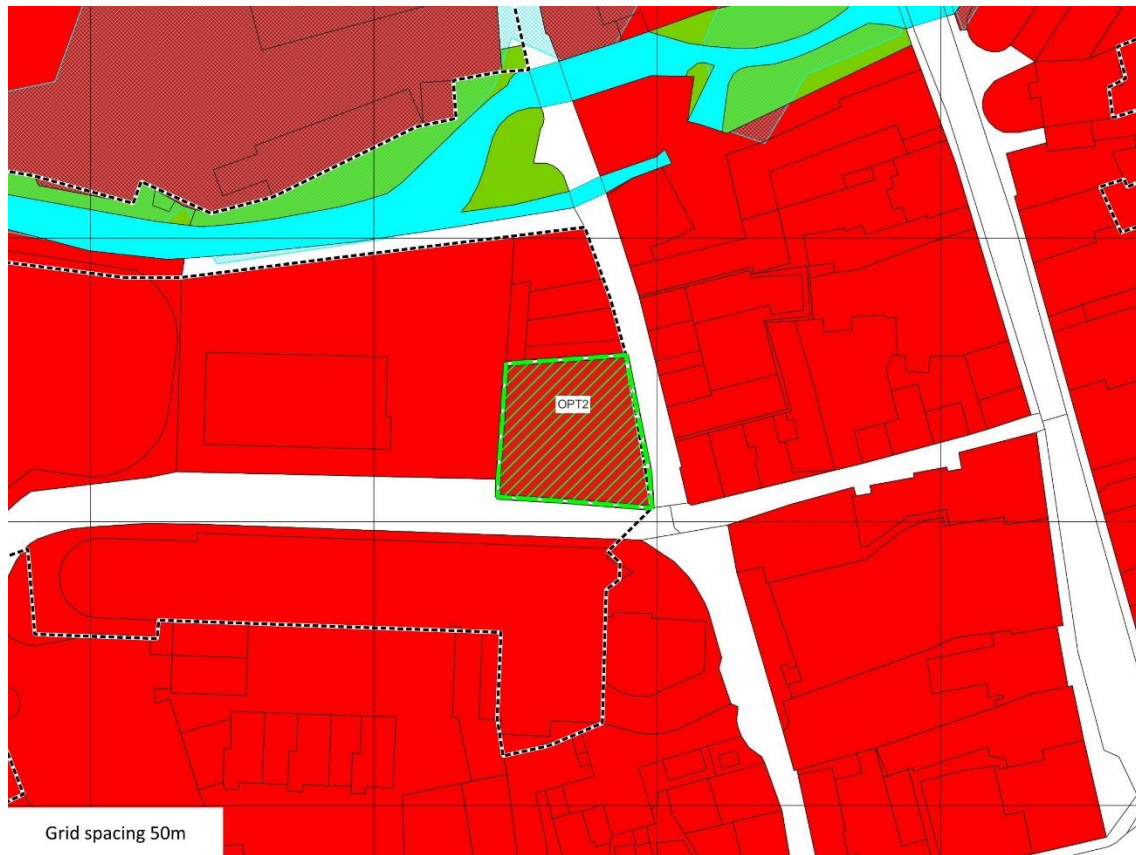
**Zoning:** The site is zoned Town Centre.

**Current land-Use:** Recent mixed-use as residential property combined with industry.

**Opportunity:** To provide retail/office/service uses compatible with its Town Centre location. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the town.

**Name & Location:**

**Opportunity Site 2 – Corner of Chapel Lane & Egan's Lane**



**Description:**

The site is cleared and has temporary hoarding surrounding the boundary. The site abounds the ACA.

**Area:** The site area measures circa 0.06 hectares.

**Zoning:** The site is zoned Town Centre.

**Current land-Use:** Unused

**Opportunity:** To provide retail/office/service uses with a mix of upper floor residential compatible with its Town Centre location. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the town.



**Name & Location:**

**Opportunity Site 3 – Corner of Barracks Street & Liam Mellows Street.**



**Description:**

The site consists of an unused two-storey former industrial buildings and a rear yard area.

**Area:** The site area measures circa 0.41 hectares.

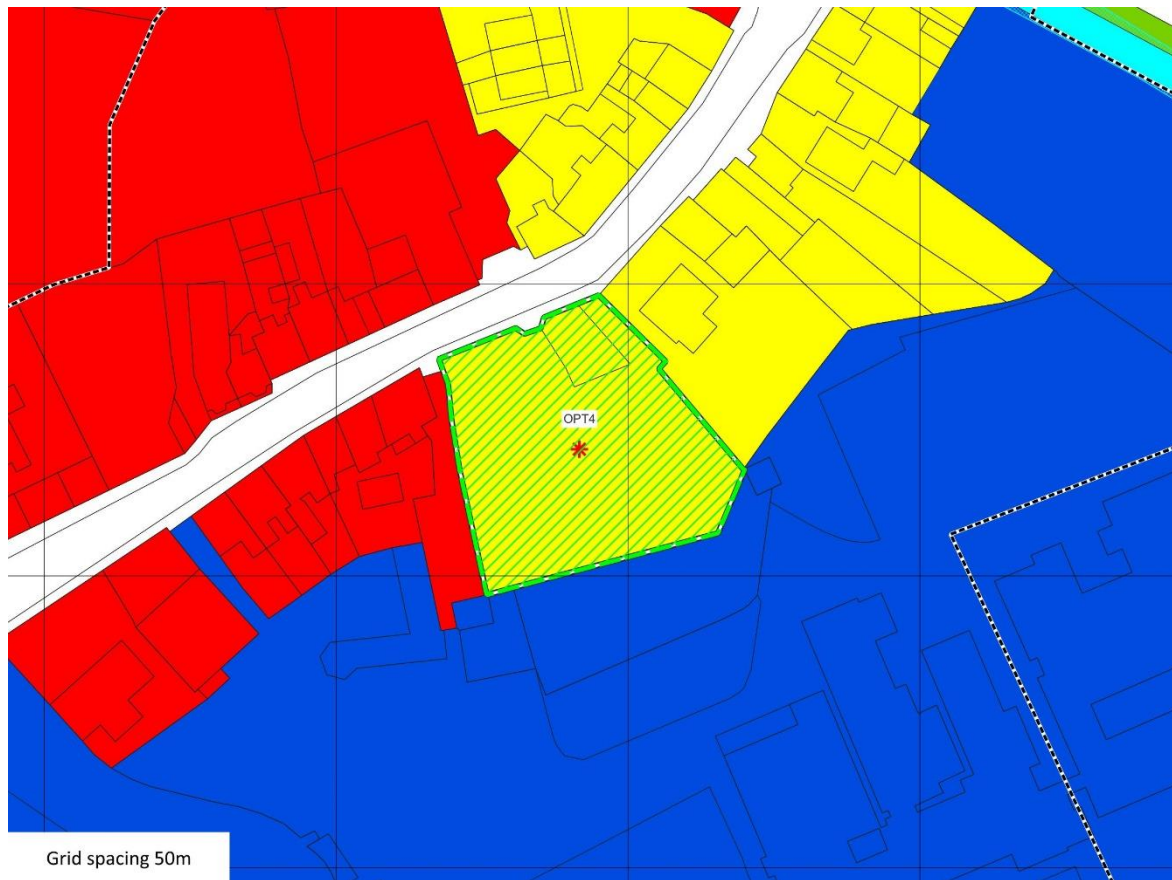
**Zoning:** The site is zoned Town Centre.

**Current land-Use:** Former Industrial Use.

**Opportunity:** To provide a mix of business/office, light industry/workshop uses subject to compatibility with adjacent residential uses. The overall development proposal for the site shall include a detailed design brief and landscaping plan considering the prominent location of the subject site within the town.

**Name & Location**

**Opportunity Site 4 – Bishop Street**



**Description:**

**Area:** The site is measured at circa 0.17 hectares.

**Zoning:** The site is zoned Residential Infill. It is located within the ACA.

**Current Land-use:** Unused.

**Opportunity:** To develop the prime vacant lands for residential use which would complement the character of the surrounding dwellings and proximate town centre. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the town.

## 4.0 Policy Objectives

### TKT 1 Consistency with Core Strategy

Galway County Council will ensure that developments permitted within the plan area are consistent with the zoned land allocations in the Core Strategy and associated provisions of the Galway County Development Plan 2022-2028.

### TKT 2 Service Led Development

Development under the plan shall be preceded by sufficient capacity in the public wastewater infrastructure and potable water infrastructure.

### TKT 3 Environmental Assessment

To require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report that accompany this LAP.

### TKT 4 Proliferation of Individual Uses

Protect and enhance the vitality and viability of the town centre by ensuring that it remains the primary retail, commercial and mixed-use centre in the town and prohibit the proliferation of any individual use that, in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre.

### TKT 5 Residential Development Phasing

Support the development of lands designated as Residential (Phase 1) within the lifetime of the plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer-term growth needs of Tuam. Residential (Phase 2) lands are generally not developable for housing within the lifetime of this plan, with the exception of the following developments, which may be considered by the Planning Authority, subject to a suitable evidence based case being for the proposal:

- a) Single house developments for local family members on family-owned lands, subject to a 7-year occupancy clause.
- b) Non-residential developments that are appropriate to the site context, residential amenities, the existing pattern of development in the area and the policy objectives in the plan.
- c) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in limited cases in a phased manner on suitable Residential (Phase 2) lands, in exceptional circumstances;
  - Development on Residential (Phase 2) lands will normally only be considered where 50% of the lands in Residential (Phase 1) are committed to development.
  - Residential developments on Residential (Phase 2) lands will be subject to compliance with the Core Strategy, the principles of proper planning and sustainable development, connectivity, including infrastructure and public footpath and lighting to the town centre, the sequential approach, avoidance of leap-frog developments, and subject to meeting normal planning, environmental, access and servicing requirements. Development will only be permitted where a substantiated evidence-based case has been made to the

satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of each settlement.

#### **TKT 6 Residential Infill Development**

Within the town centre, small scale limited infill housing development will be considered on appropriate sites. These infill sites shall have regard to the existing character of the street, respecting the existing building line, scale, proportions, layout, heights and materials of surrounding developments. A proposed site must have a safe means of access and egress and comply with development management standards for new dwellings.

#### **TKT 7 Sequential Development**

Endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach as set out in the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines 2009 (or as updated). This shall include a positive presumption in favour of the sequential development of suitably serviced Residential Phase 1 lands emanating outwards from the town core and/or sequential extensions to the existing residential fabric of suitably serviced Residential Phase 1 lands within the LAP boundary, subject to the principles of proper planning and sustainable development and the current County Development Plan.

#### **TKT 8 Town Centre**

1. It is a policy objective of Galway County Council that Tuam Town Centre will remain the primary focus for the location of new retail and commercial development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority as set out in the Guidelines for Planning Authorities: Retail Planning 2012 (and any updated/superseded document) and will require Retail Impact Assessments, including details of the sequential approach and Design Statements for retail developments in accordance with the Retail Planning Guidelines.
2. This plan will also promote the development of commercial and complementary mixed uses, on suitable land that can provide a focal point for the provision of services to the town and opportunities for commercial enterprises, retail developments and employment creation.
3. The plan will protect and enhance the vitality and viability of the town centre by ensuring that it remains the primary retail, commercial and mixed-use centre of Tuam and prohibit a proliferation of any individual use or other uses, which in the opinion of the Planning Authority do not contribute to the vitality and viability of the town centre.

#### **TKT 9 Town Centre Management**

Subject to appropriate resources, noting and taking account of the Tuam Regeneration Masterplan (Policy Objective TKT 24) and the Local Transport Plan, the Council in collaboration with stakeholders, shall prepare a town centre management plan for Tuam. The management plan will consider some or all of the following:

- a) The feasibility of a Town Centre market;
- b) Upgrade of public lighting and tidying of wirescapes in the Town Centre;
- c) Connectivity of the Town Centre including upgrading of paving, consideration of feasibility of identified pedestrianised lanes and routes through the Town;
- d) Scheme for façade improvement on identified priority streetscapes;
- e) Upgrade and improvement of street furniture;

- f) A co-ordinated vehicular access arrangement, which shall be in consultation and agreement with the Road Design Section of Galway County Council;
- g) Consistent sustained signage design policy within the Town Centre;
- h) Provision of appropriate quality landscaping and functional public spaces;
- i) Provide footpath and cycling links to the Town Centre; and,
- j) Car parking management.

#### **TKT 10 Community Facilities**

Promote the sustainable development of community facilities on suitable lands with a high level of access to the local community, including education, community, civic, public institutional, recreational, cultural and other complementary uses as appropriate.

#### **TKT 11 Business and Enterprise**

To facilitate the expansion of Business and Enterprise uses in the plan area of Tuam at suitable locations with adequate services and facilities and with a high level of access to the major road network and to public transport facilities. This would facilitate the provision of further employment opportunities in accordance with proper planning and sustainable development.

#### **TKT 12 Business and Technology**

Support the development of Tuam Key Town as the driver of employment in north County Galway utilising its existing assets such as access to established employment sites, its strategic location with sustainable public transport and major roadways and access to an educated and skilled workforce.

#### **TKT 13 Industrial**

Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities. Adequate perimeter treatment and/or screening/buffer will be required to ensure high quality interfaces with public spaces and any adjoining residential areas or other sensitive land uses, as appropriate.

#### **TKT 14 Open Space/ Recreation & Amenity**

Promote the sustainable management, use and/or development, as appropriate, of open space/recreation and amenity lands. This will include:

- Development of open spaces, sport and recreational activities, in accordance with best practice and on appropriate lands with suitable levels of access to local community;
- Existing open space, sport and recreational facilities should be retained unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are surplus to requirements of the local community or are to be replaced by an equivalent or better provision;
- Appropriate management and use of any flood risk areas within the Open Space/Recreation and Amenity zone to avoid, reduce and/or mitigate, as appropriate the risk and potential impact of flooding.
- Appropriate management and use of any areas of high biodiversity value.

### **TKT 15 Tourism Development**

Encourage and assist in the development of the sustainable tourism potential within Tuam in a manner that respects, builds on, protects and enhances the cultural, built, architectural, archaeological and heritage significance of the town including natural heritage and biodiversity and its local amenities.

### **TKT 16 Agriculture**

There will be a general presumption against residential development on Agricultural zoned lands, located within the plan boundary except for single house developments for family members on family owned lands (see Policy Objectives RH1 and RH2 of the Galway County Development Plan 2022-2028).

### **TKT 17 Public Utilities**

Facilitate the provision and maintenance of essential public utility infrastructure, together with the necessary ancillary facilities and uses, as appropriate. Development proposals in the vicinity of public utilities infrastructure will be assessed on a case-by-case basis in accordance with proper planning and sustainable development.

### **TKT 18 Water Supply, Wastewater and Combined Drainage Infrastructure**

Support Irish Water in the provision and maintenance adequate wastewater disposal and water supply and the maintenance of existing combined (sewage and surface water) drainage infrastructure, in accordance with EU Directives, to service Tuam. This will include satisfactory capacity for public wastewater and a satisfactory quantity and quality of water supply, Sustainable Drainage System approaches and techniques within the plan area shall also be supported.

### **TKT 19 Water Supply and Water Conservation**

Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering.

### **TKT 20 Archaeological Heritage**

a) Ensure the protection and sympathetic enhancement of archaeological heritage in the Plan Area, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended), the National Monuments Act 1930 (as amended), and the Archaeology and Development: Guidelines for Good Practice for Developers.

b) Ensure that any development in the immediate vicinity of a National Monument and a Recorded Monument is sensitively designed and sited and does not detract from the Recorded Monument or its visual amenity.

### **TKT 21 High Quality, Contextually Sensitive Design**

Ensure that new developments are responsive to their site context and in keeping with the character, heritage, amenity, environment and landscape of the area. New development proposals will be required to complement the existing character of the area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.

### **TKT 22 Social Inclusion and Universal Design and Access**

- a) It is a policy objective of Galway County Council to support the principles of social inclusion and universal design and access, to ensure that all individuals have access to goods, services and buildings, in order to assist them to participate in and contribute to all aspects of a vibrant life within Tuam.
- b) Ensure that housing developments, community facilities, public spaces, public roads, public footpaths and transport services give due consideration to the needs of disabled or mobility impaired people and the requirements of the Disability Act 2005, the Council's Disability Action Plan 2007-2015, the Council's Strategic Plan for Housing People with a Disability 2021-2026, the National Disability Authority's Strategic Plan 2022-2024, Building for Everyone: A Universal Design Approach, 2012, and the Traffic Management Guidelines 2003.

### **TKT 23 Architectural Heritage**

Ensure the protection and conservation of the architectural heritage in the Plan area in particular by implementing the relevant legislative provisions of the Planning and Development Act 2000 (as amended) in relation to architectural heritage and policy guidance contained within the Architectural Heritage Protection Guidelines 2004/2011 and the published Department of Arts Heritage and the Gaeltacht and National Disability Authority's advice series titled Access: Improving the Accessibility to Historic Buildings and Places 2011 (or any superseding document). Policy Objective AH2 'Protected Structures' (refer to current County Development Plan) ensures the protection and sympathetic enhancement of structures included on the Record of Protected Structures (RPS) that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting.

### **TKT 24 Tuam Regeneration Masterplan**

It is a policy objective of Galway County Council to support and facilitate the implementation of the Tuam Regeneration Masterplan in so far as is it consistent with the provisions of this LAP.

### **TKT 25 Architectural Conservation Area**

Protect, conserve and enhance the essential character of the Tuam Architectural Conservation Area, through respecting the surviving historic plots and street patterns and through the appropriate management and control of the design, location and layout of new development, alterations or extensions to existing structures, and/or modifications to the setting of the structure and the character of the Architectural Conservation Area. The identification of areas of special interest within the Plan boundary may be considered during the lifetime of the Plan.

### **TKT 26 Burial Sites**

It is a policy objective of Galway County Council to co-operate with all relevant agencies in the full forensic and archaeological excavation of all available ground formerly occupied by the Mother & Baby Home at Dublin Road, Tuam.

### **TKT 27 Social and Specialist Housing**

Require that a minimum 20% of new eligible residential sites are set aside for the development of new social and specialist housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with County Galway Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.

### **TKT 28 Housing for Older People and People with Special Needs**

Facilitate, as appropriate, development of housing for older persons, people with disabilities and people with special needs in accordance with proper planning and sustainable development.

### **TKT 29 Other Residential Development**

There shall be a general presumption in favour of the development of nursing/care homes and retirement accommodation/facilities and community/day care centres on residential zoned lands, community facility zoned lands, or adjacent to the established town centre or as a suitable re-use for protected structures or other buildings (e.g., institutional or educational buildings) that would have limited re-development potential given their size and architectural character, subject to normal planning, environmental, access and servicing requirements.

### **TKT 30 Traveller Accommodation**

Support the provision of adequate accommodation facilities for the Travelling Community in accordance with the Traveller Accommodation Programme 2019-2024 for County Galway (or any updated/superseding document). Facilitation of any redevelopment of the Galway Road halting site will be considered.

### **TKT 31 Local Transport Plan**

Support the implementation of the Local Transport Plan as set out in Section 3 in accordance with proper planning and sustainable development.<sup>1</sup>

### **TKT 32 Transport Infrastructure**

Facilitate the provision and maintenance of essential transportation infrastructure. This shall include the reservation of lands to facilitate public roads, footpaths, cycleways, bus stops and landscaping together with any necessary associated works, as appropriate.

### **TKT 33 Sustainable Transportation**

Facilitate any Smarter Travel initiatives that will improve sustainable transportation within the plan area and facilitate sustainable transportation options including public transportation, freight, electric vehicles, car clubs, public bike schemes, as appropriate.

### **TKT 34 Pedestrian and Cycle Network**

Facilitate the improvement of the pedestrian and cycling environment and network so that it is safe and accessible to all, through the provision of the necessary infrastructure. New development shall promote and prioritise walking and cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document Smarter Travel – A Sustainable Transport Future 2009-2020 and the Design Manual for Urban Roads and Streets (2013), as updated in 2019.

<sup>1</sup> Including complying with the measures outlined in relation to this Policy Objective in Table 9.1 of the SEA Environmental Report and Table 5.1 of the AA Natura Impact Report.



### **TKT 35 Traffic and Transport Assessment (TTA) and Road Safety Audits**

Require all significant development proposals to be accompanied by a Road Safety Audit and Traffic and Transport Assessment carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network, in accordance with the requirements contained in TII's Traffic and Transport Assessment Guidelines (PE-PDU-02045) 2014 (including any updated/superseding document) and 'Road Safety Audit' (GE-STY-01024) December 2017.

### **TKT 36 Preservation of Routes, Road Upgrades and Infrastructure Provision**

Prohibit development on lands which are reserved for proposed road/street corridors and associated buffers and where development would affect a route, line, level or layout of any proposed new roadway.

### **TKT 37 Reservation of Access Points**

Reserve access points for future development and the development of backlands that may be identified for reservation by the Planning Authority during the plan period, to ensure adequate vehicular, pedestrian and cycle access to backlands, in order to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage.

### **TKT 38 Road Junction Improvements**

Seek to upgrade the current road layout in the vicinity of existing schools from the Frank Stockwell Road/Dublin Road junction to the Dublin Road/ Athenry Road junction in the interests of pedestrian and vehicle highway safety. The junction is in the vicinity of many local schools.

### **TKT 39 Climate Change**

To implement, through this Local Area Plan, policy objectives that support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.

### **TKT 40 European Sites**

Protect European sites that form part of the European Sites network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC), the Planning and Development (Amendment) Act 2010, the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) (and any subsequent amendments or updated legislation) and having due regard to the guidance in the Appropriate Assessment Guidelines 2010 (and any updated/superseding guidance). A plan or project (e.g., proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence and a Habitats Directive Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any European Sites (either individually or in combination with other plans or projects);

Or

2. The plan or project will adversely affect the integrity of any European Sites (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions

and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of European Sites;

Or

3. The plan or project will adversely affect the integrity of any European Sites (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of European Sites.

#### **TKT 41 Constrained Land Use**

To facilitate the appropriate management and sustainable use of Flood Risk within the zoning plan area. This zoning indicates where the Plan Making Justification Test may need to be applied and as such can limit new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. The underlying zoning or the existing permitted uses may be deemed to be acceptable in principle, however within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. These aspects are assessed on a case by case basis under the application of the Plan Making Justification Test and as supported by specific policy objectives in the written statement.

Where the Justification Test is passed there is also a requirement for a detailed Flood Risk Assessment at Development Management stage. The FRA should be carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate.

#### **TKT 42 Flood Risk Management Guidelines**

It is a policy objective of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance) and Department Circular PL2/2014 or updated/superseding version.

#### **TKT 43 Flood Risk Management and Assessment**

It is a policy objective of the Council to comply with the requirements of the DoEHLG/OPW *The Planning System and Flood Risk Management Guidelines for Planning Authorities* and its accompanying Technical Appendices Document 2009 (including any updated/superseding documents). This will include the following:

- (a) Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines;
- (b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site Specific Flood Risk Assessment, and Justification Test where appropriate, in accordance with the provisions of the Planning System and Flood Risk Management Guidelines 2009 (or any superseding document); Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts;
- (c) Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted;
- (d) Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County from risk of flooding.

#### **TKT 44 Principles of Flood Risk Management Guidelines**

The Council shall implement the key principles of flood risk management set out in the Flood Risk Management Guidelines as follows:

- (a) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;
- (b) Substitute less vulnerable uses, where avoidance is not possible; and,
- (c) Mitigate and manage the risk, where avoidance and substitution are not possible.

Development should only be permitted in areas at risk of flooding when there are no alternative reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development. Vulnerable development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk.

#### **TKT 45 Connections to the Public Sewer & Public Water Mains**

Development shall connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Tuam.

#### **TKT 46 Surface Water Drainage and Sustainable Drainage Systems (SuDs)**

Maintain and enhance, as appropriate, the existing surface water drainage system in Tuam. Ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in all new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals. Refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy".

#### **TKT 47 Protection of Waterbodies and Watercourses**

Protect waterbodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in the riverine, wetland and coastal areas as appropriate.

To contribute towards protection and improvement of the status of surface and ground waters in accordance with the Water Framework Directive.

Applications for development under the Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.

#### **TKT 48 Flood Risk Assessment for Planning Applications and CFRAMS**

Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Standards 2 and 3. Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at elevated risk of flooding, even for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The Council shall have regard to the results of any CFRAM Studies in the assessment of planning applications. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test in addition to the site-specific Flood Risk Assessment. In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required, and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed.

#### **TKT 49 Flood Risk Assessment and Climate Change**

Flood Risk Assessment in Tuam shall provide information on the implications of climate change with regards to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.

### **TKT 50 Flood Risk Assessment and Environmental Impact Assessment (EIA)**

Flood risk may constitute a significant environmental effect of a development proposal that in certain circumstances may trigger a sub-threshold EIA. FRA should therefore be an integral part of any EIA undertaken for projects within Tuam.

### **TKT 51 Flood Vulnerable Zones**

It is a policy objective of the Council to ensure that applications pertaining to existing developments in flood vulnerable zones provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following – floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning, access and egress during flood events.

### **TKT 52 Flood Risk Management**

Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPE Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.

### **TKT 53 Waste Prevention, Reduction & Recycling**

Promote the prevention, reduction and recycling of waste in new developments, new development proposals shall be required to submit proposals demonstrating how this is to be achieved and shall seek to ensure on-site provision for waste storage and segregation (bio-waste/dry recyclables/residual waste) pending collection at all new domestic and non-domestic premises.

### **TKT 54 Broadband & Telecommunications**

Facilitate the sustainable delivery of a high capacity and high-quality ICT infrastructure within the plan area, including telephony and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.

### **TKT 55 Open Access Fibre Ducting**

Facilitate and promote the installation of underground shared telecommunications physical infrastructure, where practicable, in line with the Department of Environment, Climate and Communications documents including *'Recommendations for Open Access Fibre Ducting and Interior Cabling for New Residential Buildings 'Making Homes Fibre Ready', 2011*, Support and facilitate delivery of the *National Broadband Plan* and the *National Digital Strategy for Ireland 2013, 'Doing more with Digital – Phase 1 Digital Engagement'* and *Galway County Digital strategy 2020-2023* (including any updated/superseding documents).

### **TKT 56 Trees, Parkland/Woodland and Hedgerows**

- (a) Protect important trees, tree clusters and hedgerows in the plan area and ensure that development proposals take cognisance of significant trees/tree stands. Ensure that all planning schemes use suitable native variety of trees.
- (b) Seek to retain natural boundaries, including stone walls, hedgerows and tree boundaries, wherever possible and replace with a boundary type similar to the existing boundary where removal is unavoidable. Discourage the felling of mature trees where possible. All works to be carried out in accordance with the provisions of the *Forestry Act, 1946* (as amended).

- (c) Carry out a tree survey on important tree stands within the plan area by suitably qualified personnel.

**TKT 57 Development Management Standards and Guidelines**

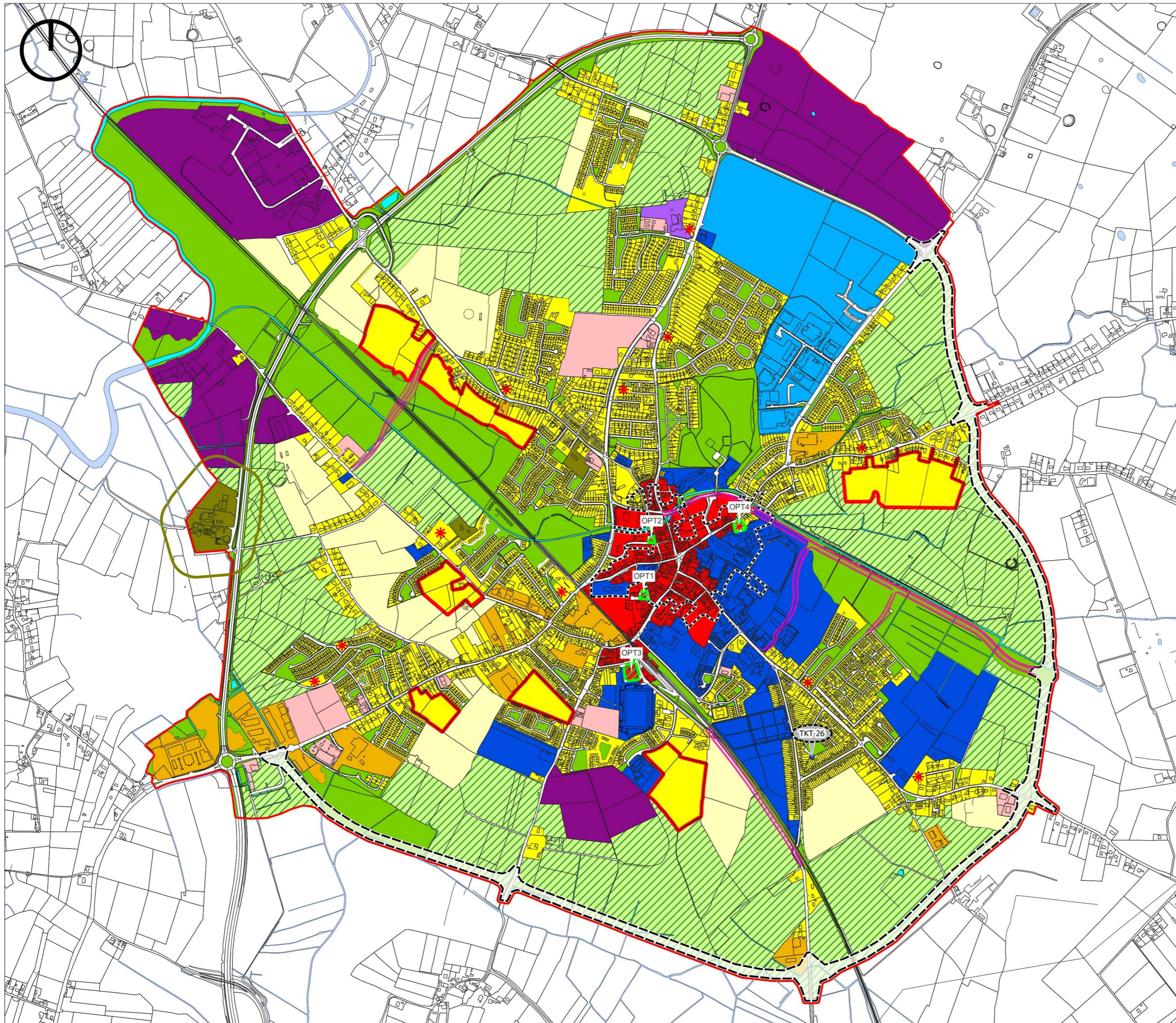
Ensure that the general development management standards and guidelines set out in the current *Galway County Development Plan 2022-2028*, or any subsequent variation or review shall apply as appropriate in the plan area. In addition, any specified development management guidelines set out within this Local Area Plan shall also be applied, as appropriate, to development proposals in the plan area.

**TKT 58 Opportunity Sites**

To encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zoning map.

**TKT 59 Athletics Facilities**

Support the provision of an athletics track in the town with associated recreational facilities, changing rooms and amenities as part of an integrated mixed use sports development in an appropriate and sustainable location that is convenient to the town, the road network and public transport.



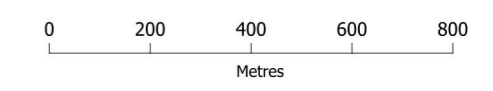
- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- \* Residential Infill
- C1 - Town Centre
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- BT - Business & Technology
- I - Industrial
- CF - Community Facilities
- T - Tourism
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- A - Agriculture
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Opportunity Site (Labelled - OPT#)
- WWTP Buffer (100m)
- Architectural Conservation Area
- Ring Road
- Inner Relief Road/Street Linework
- Policy Objective (see below)

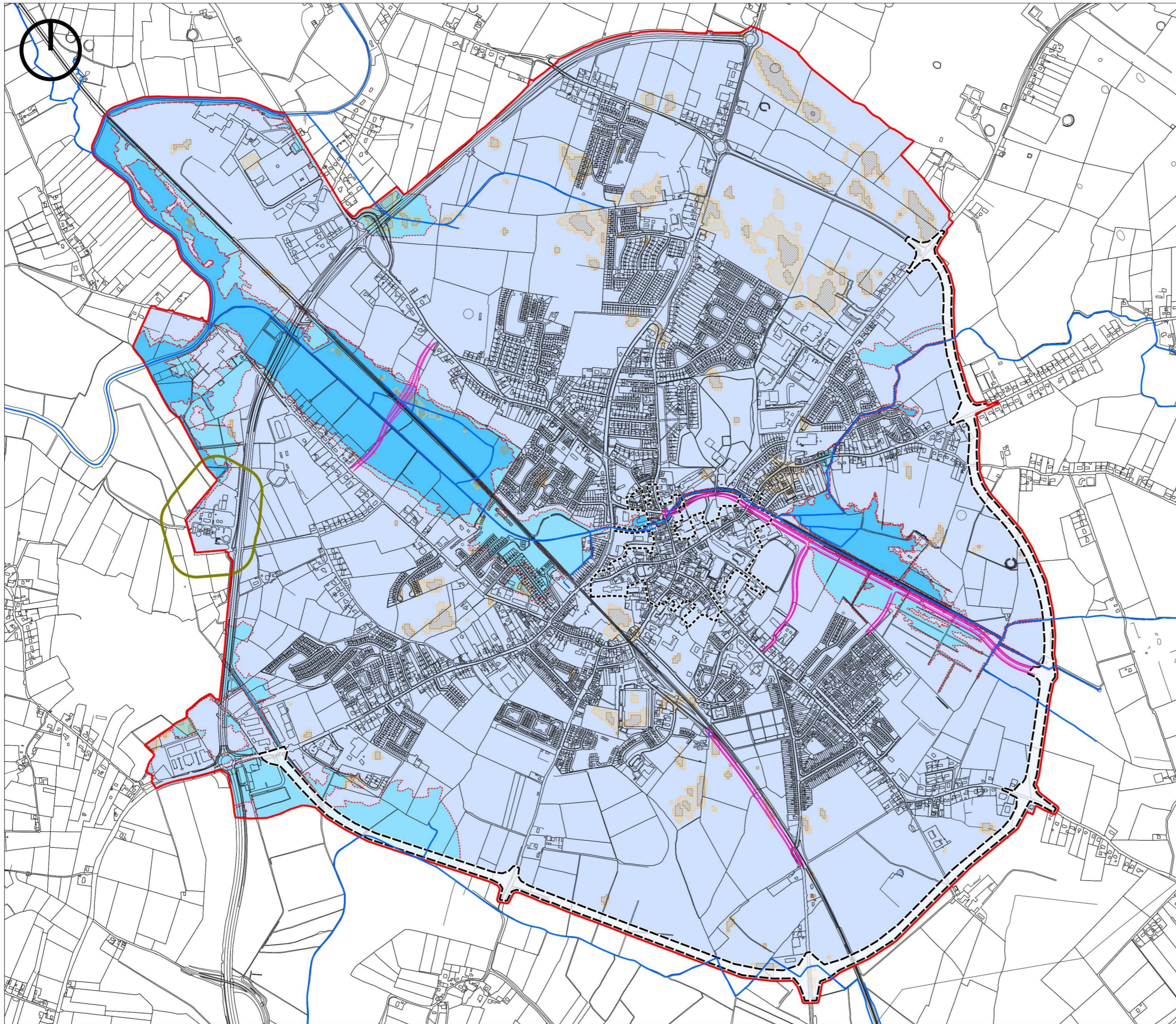
**Objective Description**

TKT 26 Burial Sites - It is a policy objective of Galway County Council to co-operate with all relevant agencies in the full forensic and archaeological excavation of all available ground formerly occupied by the Mother & Baby Home at Dublin Road, Tuam.

**Draft Tuam Local Area Plan  
2023-2029**

**Land Use Zoning Map**





-  Settlement Boundary
-  Indicative Flood Zone A
-  Indicative Flood Zone B
-  Indicative Flood Zone C
-  PFRA Pluvial Indicative
-  PFRA Pluvial Extreme
-  WWTP Buffer (100m)
-  Architectural Conservation Area
-  Ring Road
-  Inner Relief Road/Street Linework
-  River or Stream
-  Water

**Draft Tuam Local Area Plan  
2023-2029**

**Flood Risk Management**

